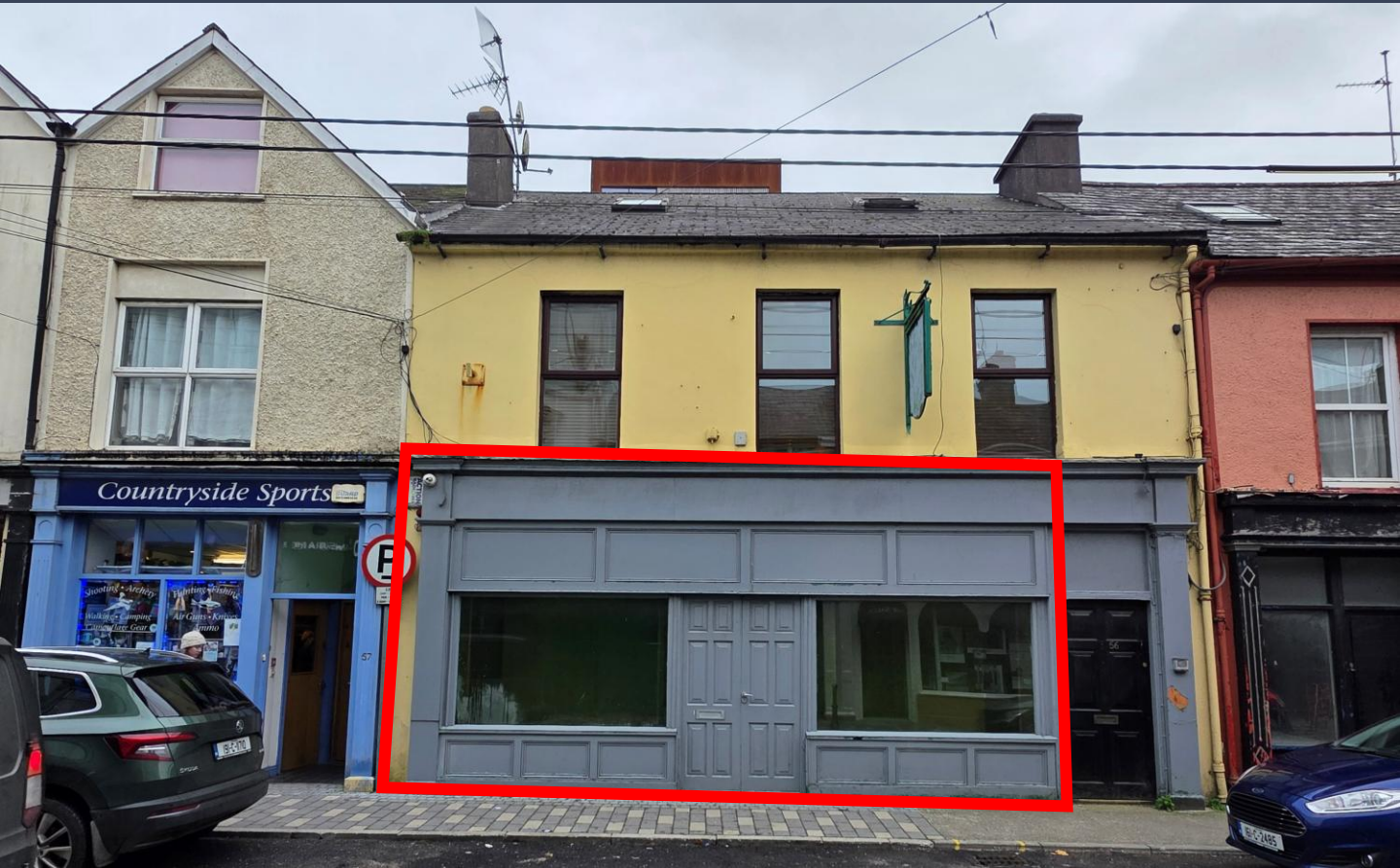


# 56 Townshend St, Coronea, Skibbereen, Co. Cork

Ground Floor approx. 104.36 sq.m. (1,123 sq.ft.)

## TO LET

By way of  
sub-let /  
assignment



Town Centre Location



Approximately 104.36 sq.m.  
(1,123 sq.ft.)



Passing Rent €20,000 p.a.



Available by way of  
sub-let or assignment



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

021-490 5000

**AVISON  
YOUNG**

01-676 2711

Location

The property is located just off Main Street in the centre of Skibbereen. The unit is an excellent trading position within the town located adjacent to the town's car park.

BER

BER: C3  
BER No: 801108903  
Performance: 460.09 kWh/m²/yr

Schedule of Accommodation

DESCRIPTION	SQ. M.	SQ. FT.
Ground Floor	104.36	1,123



Lease

Currently held under a 25-year lease expiring 9<sup>th</sup> of January 2030.

Rates

The 2026 rates liability are TBC.

Planning

The unit is zoned Town Centre/Neighbourhood Centre within the Cork County Development Plan 2022 - 2028.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.



Joint Agents

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