

INVESTMENT PROPERTY
2 GROUND FLOOR COMMERCIAL UNITS WITH 3 BEDROOM APT OVERHEAD.

**5 Strand Street,
Passage West,
Co. Cork.
T12 H7VP**

For Sale by Private Treaty



McCarthy & McGrath are delighted to present this ground floor retail/office unit with 3 bedroom overhead living accommodation. Located in the busy commercial center of Passage West. Surrounding properties are a mix of local business and residential accommodation.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

A.M.V €210,000

Accommodation:

GROUND FLOOR

Retail/ Office: 6.15m x 4.4m. Open Plan.

Storage & W.C. 2.9m x 2.1m



FIRST FLOOR

Living Room: 4m x 3.5m. Cast Iron fireplace with black slate surround, carpet, curtains.



Kitchen/Dining: 6.2m x 2.2m. Fitted kitchen units.



Bathroom: 2.5m x 2.2m. Bath, W.C + W.H.B.

TOP FLOOR

Bedroom 1: 3.7m x 3m. Wood floors.



Bedroom 2: 3m x 2.5m. Wood floors.
Bedroom 3: 2.1m x 2.4m. Wood floors.



Utility: 2m x 3m.

FEATURES:

- Ground floor commercial units with 3 bed apt overhead.
- Located in busy commercial center of Passage West.
- PVC Double glazed windows
- Ideal investment property.

EIRCODE : T12 H7VP

BER DETAILS: G

SERVICES : Water, Electricity

VIEWINGS : Strictly by prior appointment with the sole selling agents.



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