

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Store, McCurtain Hill, Clonakilty P85 P211

- Main Points:** - Attractive, unique commercial property for sale
- Centrally situated in the heart of Clonakilty close to the main shopping thoroughfare
  - Extending to 312 m<sup>2</sup> / 3360 ft<sup>2</sup>, including mezzanine storage overhead
  - Would suit a multitude of business uses

**Offers over € 130,000**

**BER Exempt**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Opportunity to purchase an attractive, unique property centrally located in the heart of Clonakilty town.

Extending to 186 m<sup>2</sup> on the ground floor with mezzanine storage overhead c. 126 m<sup>2</sup>.  
Total 312 m<sup>2</sup> or 3360 ft<sup>2</sup>.

Open plan in layout, there is a toilet and small kitchenette area.  
A large door opens onto McCurtain Hill, close to the main street.

The property would suit a multitude of business uses.  
In the past this property has been used as a popular furniture store, farmers market, supplies store among other uses.

Current commercial rates payable approx. € 1,000 per annum.







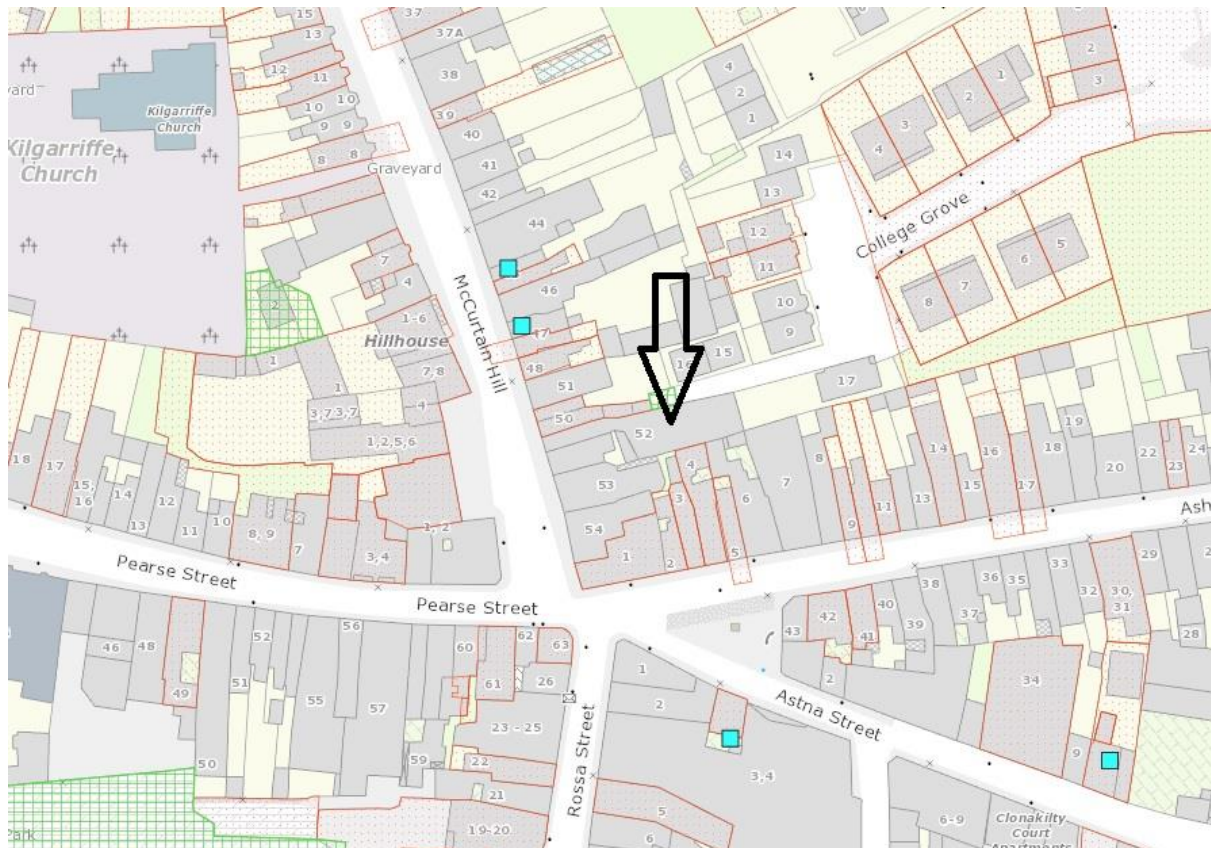


## Services

Electricity, mains water and sewer connected to the property.

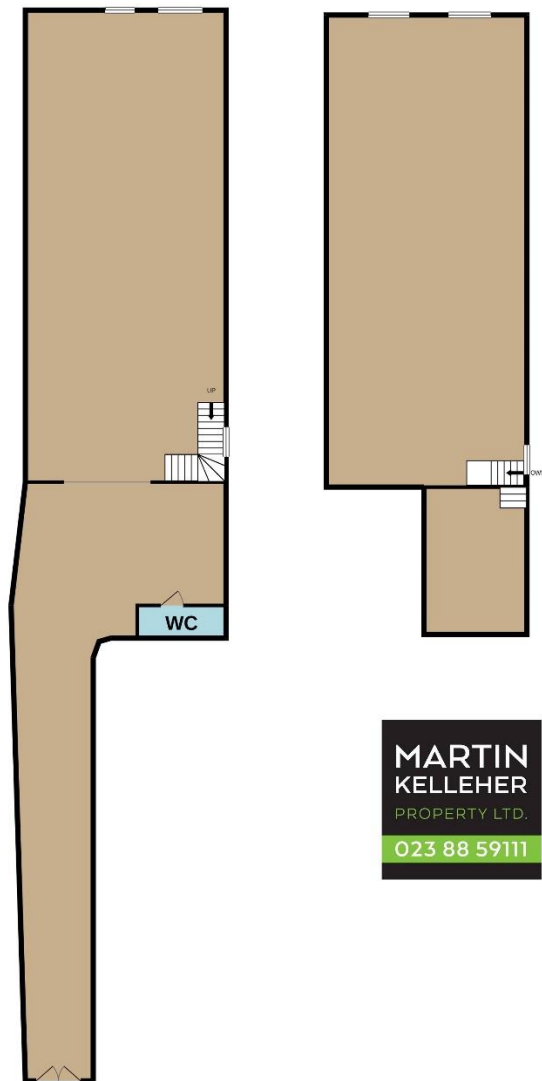
## Directions

For directions type Eircode P85 P211 into smart phone. From main street Clonakilty turn right up the hill at Harringtons Pharmacy. The property is 15 metres up the hill on the right-hand side, beside Con & Maura's pub.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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