

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – The Nook, Long Quay, Clonakilty, Co. Cork

- Conveniently located just off the main thoroughfare of Clonakilty town centre
  - Croppy Park is within a very short walk
- Property includes two rooms, and a WC in total 237 Sqft

**Guide Price € 70,000**

**BER exempt**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Excellent investment opportunity in the heart of the multi award winning Clonakilty town. The property, extending to 237 Sqft, is in very good condition and consists of two rooms and a WC with both front and rear entrances.

Previously in commercial use, the property has great potential to reconfigure (change of use would require relevant planning permissions).

The lovely Croppy Quay Park, with its water views is a short walk away and there is usually car parking available close by.



**Accommodation c. 22 m<sup>2</sup> / 237 ft<sup>2</sup>**

**Room One 5.1 m x 1.8 m**

Glazed door from the street, you enter the property into a bright room with laminate floors.

**Room 2 3.8 m x 2.9 m**

There are laminate floors and timber door to the rear car park.

**WC 1.5 m x 2 m**

WC and wash hand basin with lino flooring.

**Outside**

There is off street car parking available near the property.

**Services**

All main services are connected. Heating by means of electric storage heating.

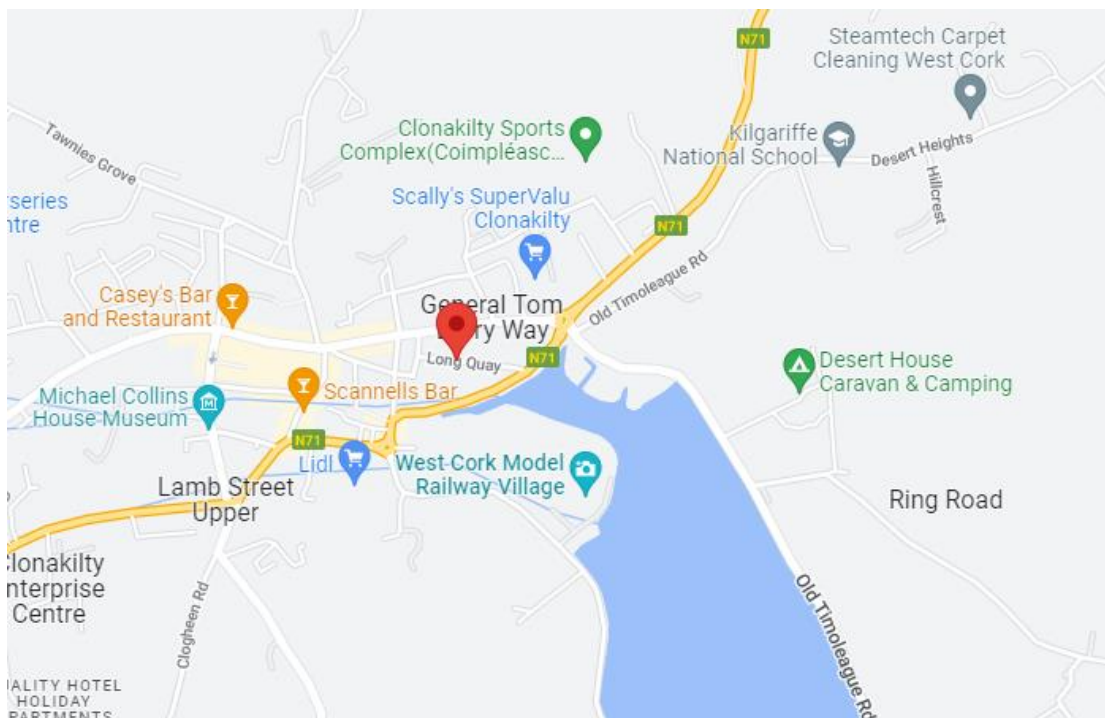


### Commercial Rates

The property is registered for commercial rates payable to Cork County Council.

### Directions

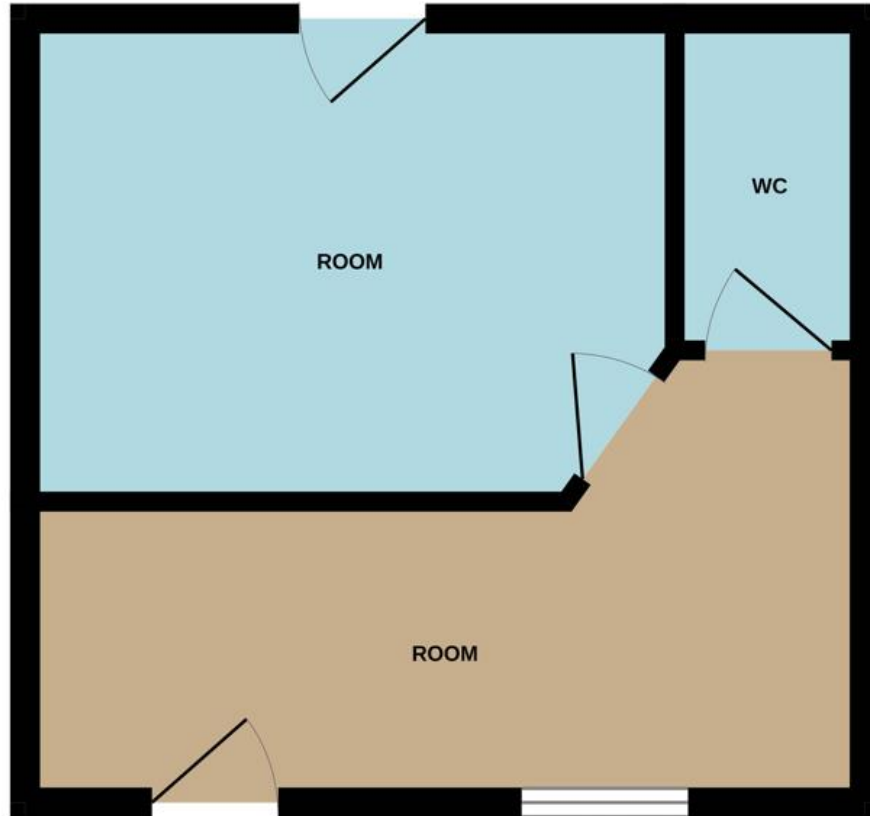
Coming into Clonakilty from the Cork side take the 2<sup>nd</sup> exit onto the bypass road N71. 80 meters from there turn right onto Long Quay and you will see the building on your right.



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023 88 59111

23.8 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA: 23.8 sq.m. (257 sq.ft.) approx.

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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