

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

No.5269



37 Gladstone St, Clonmel, E91 N2T6

- Outstanding location
- Excellent condition
- Suitable for many uses
- 1160 sq ft ground floor unit

Guide Price €18,000 per annum



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
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Outstanding town centre retail outlet. Ground Floor Retail C. 68sq m (730 sq.ft.) gross. Services and storage to rear C. 40 sq m (430 sq.ft.) gross. Total 1160 sq ft gross. This is an outstanding retail unit. Will be available end May 2024. Immediately adjacent to DV8, Easons, Boots, McDonalds, Mulligan's Pharmacy, etc.

NAV €17,500, ARV is 0.2015. Rates for 2024 are €3,526.

Retail area 11.89m (39'0") x 5.99m (19'8")

Carpet floor

Storage 1.83m (6'0") x 1.43m (4'8")

Hallway 5.22m (17'2") x 1.85m (6'1")

Carpet

Office 3.1m (10'2") x 3.78m (12'5")

Carpet floor

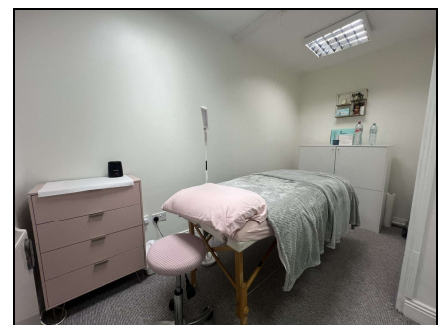
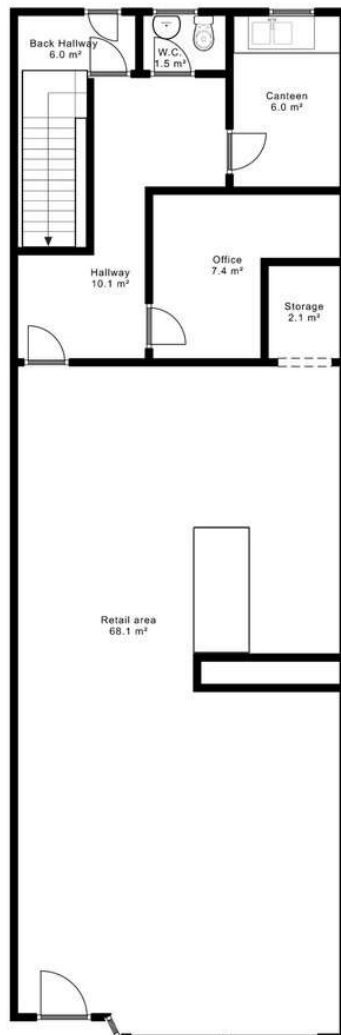
Canteen 3.25m (10'8") x 2.24m (7'4")

Carpet floor, WHB, storage units at floor level

W.C. 1.43m (4'8") x 1.69m (5'7")

Laminate wood floor, WHB, wc.

Back Hall 2.35m (7'9") x 0.98m (3'3")



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