

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.5270



### Former Creamery Building, Ballypatrick, E91 EF68

- Large number of Storage sheds and workshops
- Close to Clonmel town
- Secure lockup

**€10,000 per annum**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
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## Former Creamery Building, Ballypatrick, E91 EF68

Brought to the market by PF Quirke and Co. is this fantastic opportunity to lease a large premises suitable for multiple uses.

The old creamery sits on a generous plot and comprises multiple buildings totalling 346 sqm (3724 sqft) and a large yard of 340 sqm (3660 sqft). This premises is very secure with large steel gates providing access to the main yard. These versatile buildings provide plenty of space for a variety of uses, from agricultural and mechanical, commercial storage use to craft or artisan enterprises.

Annual rates for this premises are €2,840.

Viewings strictly by appointment only and can be booked through the office.

**Storage/ Old Creamery 19.29m (63'3") x 6.18m (20'3")**

**Workshop 12.24m (40'2") x 4.95m (16'3")**

**Workshop 7.83m (25'8") x 4.95m (16'3")**

**Workshop 4.2m (13'9") x 4.95m (16'3")**

**Haybarn 11.36m (37'3") x 4.95m (16'3")**

**Workshop 1.96m (6'5") x 4.86m (15'11")**

**Workshop 4.05m (13'3") x 1.44m (4'9")**

**Workshop 4.54m (14'11") x 5.59m (18'4")**

**Hallway 2.04m (6'8") x 0.73m (2'5")**

**Storage 1.08m (3'7") x 3.06m (10'0")**

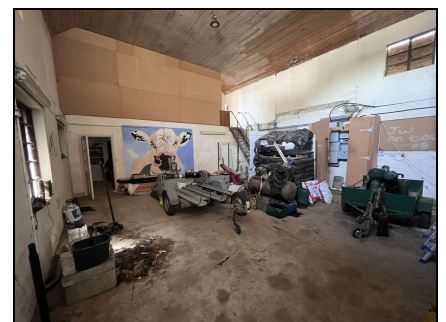
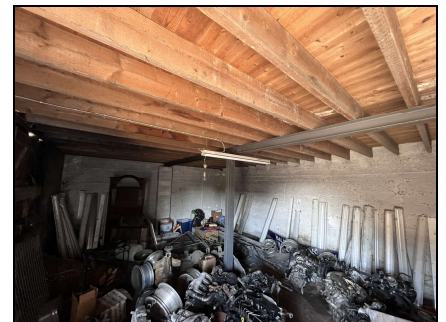
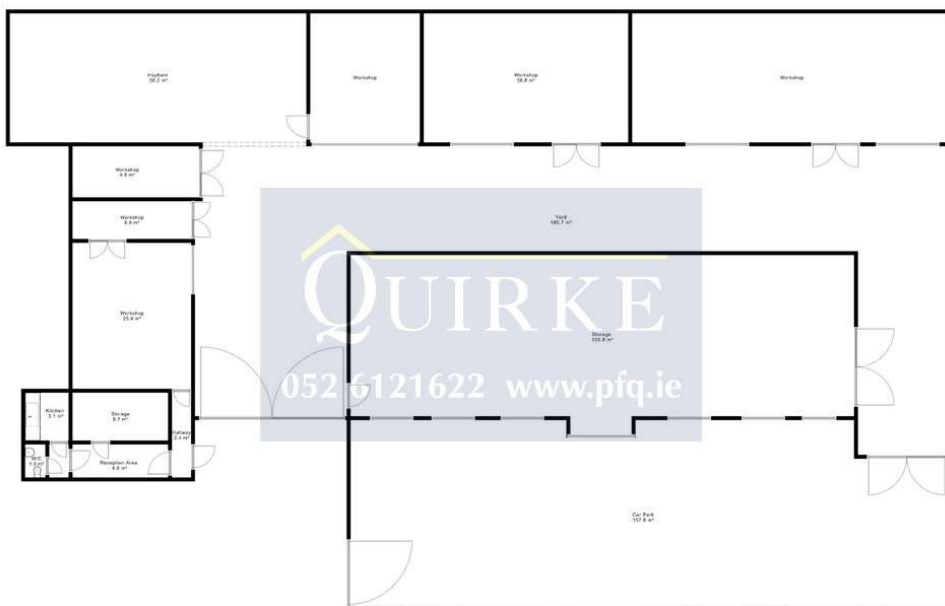
**Reception Area 3.08m (10'1") x 1.02m (3'4")**

**Kitchen 1.06m (3'6") x 1.08m (3'7")**

**Bathroom 1.27m (4'2") x 0.77m (2'6")**

W/C, WHB

**Total Floor Area: 346 sqm (3724 sqft)**



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