

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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No.5284



25 Mitchell Street, Clonmel E91 X259

- Outstanding retail unit in heart of Clonmel
- 65 sq m Retail at ground floor
- Very modern and will suit variety of uses
- Secure access to rear
- Great trading location

For Rent €15,000 per annum

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



25 Mitchell Street, Clonmel E91 X259

Brought to the market by P F Quirke & Co Ltd is this impeccable retail unit. Number 25 Mitchell St. has been extremely well maintained throughout and tastefully modernised in recent years. The ground floor is made up of the main retail area and is plumbed to allow the addition of sinks if the proposer wishes. The first floor features three treatment rooms which could be easily converted to offices, storage space or consultation rooms. On the second floor there is one further treatment room which was used as a staff room, main bathroom and a kitchenette. Rear access is provided via a secure gate to Mitchell St. allowing for deliveries etc. Early viewing is advised and can be arranged through P.F Quirke & Co.

Rates for 2025: €9,490 (ARV) X 0.239 (Multiplier) = €2,268.11

Retail Area - Ground Floor 15.75m (51'8") x 4.05m (13'3")
Tiled floor, Great lighting, Plumbed areas for sinks

Hallway 6.32m (20'9") x 1.6m (5'3")
Carpet floor, Wall lights, Timber panelling

Treatment room 2.33m (7'8") x 6.13m (20'1")
Carpet floor

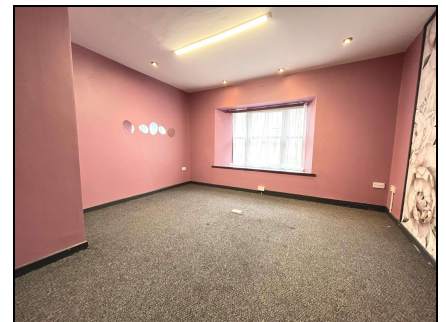
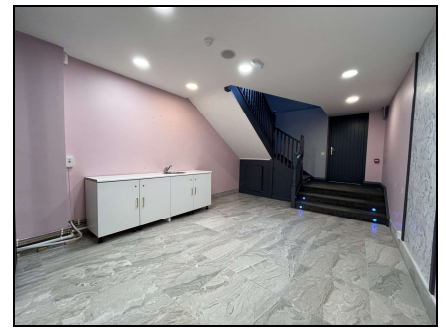
Treatment room 2.33m (7'8") x 4.25m (13'11")
Carpet floor, Skylight

Treatment room 4.12m (13'6") x 4.25m (13'11")
Carpet floor

Storage 1.04m (3'5") x 1.09m (3'7")

Staff room 4.12m (13'6") x 2.09m (6'10")
Carpet floor

Bathroom 1.6m (5'3") x 1.6m (5'3")
Tiled floor, Velux window, W/C, W.H.B



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