

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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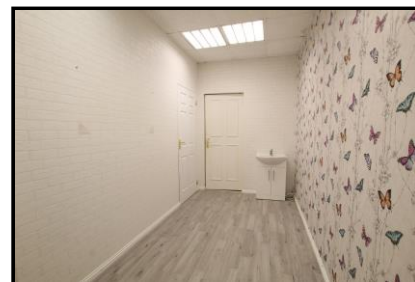
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No.4463



## 30 Gladstone Street, Clonmel

- Retail unit & office C. 86sqm (927sq ft)
- Strong footfall
- Central location
- Large shop window



**Guide Price €15,000 per annum**

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# 30 Gladstone Street, Clonmel

Well located ground floor retail unit & office C. 86sqm (927sq ft)  
Town centre location, opposite St. Peter & Paul's church, close to PermanentTSB, Specsavers, Easons, DV8, McDonalds, etc.  
Suitable for many uses.  
Shop front shutters and good window display.

**Reception/Shop floor 9.23m (30'3") x 3.09m (10'2")**  
with tile floor, fluorescent lighting, floating ceiling

**Office 2.49m (8'2") x 1.51m (4'11")**  
with laminate flooring

**Canteen 4.08m (13'5") x 1.83m (6'0")**  
with laminate flooring, sink plumbed, instantaneous hot water

**Office/Treatment room 3.15m (10'4") x 1.98m (6'6")**  
with laminate flooring, spot lighting

**Back hall 3.42m (11'3") x 0.75m (2'6")**  
with vinyl flooring, access to rear yard

**Wc 2.3m (7'7") x 0.72m (2'4")**  
comprising wc, whb

**Large Office 6.62m (21'9") x 3.44m (11'3")**  
with carpeted floor, dome skylight, sliding door to the rear yard

**Hallway 13.28m (43'7") x 0.96m (3'2")**  
To office

