

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

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No.4463



## 30 Gladstone St, Clonmel, E91 KV67

- Commercial Building for Sale
- Retail Unit & Office c.86sqm (927sq ft)
- Residential Accommodation to the Rear and overhead
- Central location
- Large Yard

**Guide Price €250,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA Lic No: 001721



# 30 Gladstone St, Clonmel, E91 KV67

Brought to the market by PF Quirke & Co. Ltd is a well located 3-storey plus attic building at 30 Gladstone Street, Clonmel. The retail unit extends to 86 sq.mts (927 sq ft) it is ideally located in a Town centre location, opposite St. Peter & Paul's church, close to Specsavers, Easons, DV8, McDonalds, etc.

Residential accommodation includes - living room room at ground floor with yard to the rear.

First floor - sitting room, kitchen/diner with French door to balcony area.

Second Floor - 3 bedrooms and bathroom and there is further bonus attic space.

The property is in excellent condition throughout and has access from Market Place to the yard at rear.

This is a great opportunity to purchase a commercial/residential premises in the Town centre. We recommend early inspection.

**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

**Bathroom 3.28m (10'9") x 2.27m (7'5")**

Bathtub, whb, wc, lino floor, tiled walls, hotpress

**1st Floor Landing 4.3m (14'1") x 1.81m (5'11")**

wood patterned lino floor

**Living Room 5m (16'5") x 5.08m (16'8")**

Carpet floor, gas fireplace, large bay window

**Kitchen/Dining 8.66m (28'5") x 3m (9'10")**

Lino flooring, door to balcony, units at eye & floor level, tile splashback, gas fireplace

**2nd Floor Landing 5.46m (17'11") x 2.57m (8'5")**

Wood effect lino flooring

**Bedroom 1 3.91m (12'10") x 2.6m (8'6")**

Lino floor, built-in wardrobe

**Bedroom 2 5.05m (16'7") x 2.47m (8'1")**

Lino flooring, built-in wardrobe, fireplace

**Bedroom 3 4.43m (14'6") x 3.27m (10'9")**

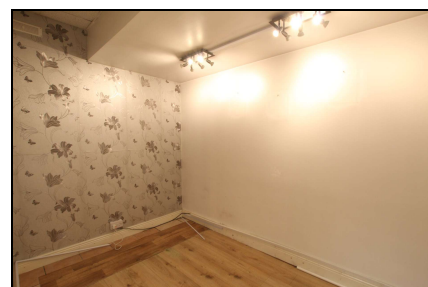
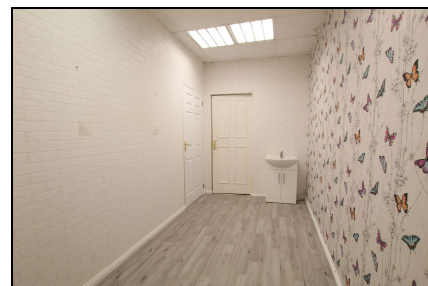
Herringbone wood effect lino floor, built-in wardrobe

**3rd Floor Landing 1.48m (4'10") x 3.78m (12'5")**

**Attic 5.75m (18'10") x 3.78m (12'5")**

Carpet floor

**Total Floor Area: 231 sqm (2486 sqft)**



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