

69, MAIN STREET  
MALLOW,  
CO. CORK  
P51 VP92

ASKING PRICE  
IN EXCESS OF:  
€150,000



Located on Mallow's Main Street

This commercial premises which measures approx. 2,647 sq. ft ( 246 sq. m )over three floors,

This building has huge potential with a Ground Floor Shop Space extending to approx. 850 sq. ft. The layout and size lends itself to a number of uses. Development potential is huge with the benefit of a large site to the rear with rear entrance.

Mallow Town is a busy commuter Town located between Cork and Limerick with excellent Road & Rail Network.

Mallow has been allocated major funding in the urban regeneration & development fund .

Further details from Selling Agent SOC Property on 02238000

DIRECTIONS: Located on Mallow's  
Main Street. P51 VP92



### Ground Floor:

Shop: 45'1" x 12'0" ( 3.9m x 13.75m )

Rear of Shop: 26'3" x 11'5" ( 3.48m x 7.93m )

Hall to Rear: 20'7" x 5'1" ( 1.569m x 6.287m )

### First Floor:

Room 1: 30'0" x 12'3" ( 3.75m x 9.14m )

Hallway 5'8" X 9'3" ( 2.83m x 1.74m )

Room 2: 20'9" x 16'1" ( 6.34m x 4.91m )

### Second Floor:

Room 3: 16'3" x 16'7" ( 5.07m x 4.97m )

Toilet: 4'7" x 3'8" ( 1.13m x 1.40m )

Lobby 4'11" x 4'2" ( 1.50m x 1.28m )

### Attic Area

14'9" x 15'3" ( 4.52m x 4.67m )

### FEATURES

- Centrally located
- Standing on a large site with added advantage of access to the rear
- Dual entrance off Main Street
- Ber Number: 800834087
- kWh/m<sup>2</sup>/yr 376.98





CONDITIONS TO BE NOTED: While care has been taken to ensure that information contained in SOC Property publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

  
PROPERTY

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