

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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L419

No.4599



28 Lower Gate Street, Cashel E25 CT91

- Excellent investor/owner occupier opportunity
- Mixed use commercial/residential
- Great central location

Guide Price €150,000



44 Gladstone Street Clonmel County Tipperary
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28 Lower Gate Street, Cashel E25 CT91

Brought to the market by PF Quirke & Co. Ltd is No. 28 Lower Gate Street, Cashel. This property offers an excellent opportunity at a low budget, to gain a foothold in Cashel town centre. Cashel is expanding rapidly and has a very strong tourist trade. The property comprises of a commercial unit at ground floor, formerly in use as a Pizza Parlour. It is still partially fitted as a Pizza Parlour and is being sold as seen. Accommodation here includes the commercial space to the front, the service area and kitchen in the centre, with storage and staff facilities to the rear. Overhead is a two bedroom apartment which incorporates an open plan kitchen/living room, two bedrooms and a bathroom. The property is in good condition throughout although in need of further works prior to trading. The residential is occupied and being sold with an excellent tenant in situ. The ground floor is vacant. This is an ideal opportunity to purchase a good investment property in a great location. We recommend early inspection.

Front Commercial Space 4.98m (16'4") x 4.64m (15'3")
Zinc wall converge, tile floor, tiled back wall

Middle Section 2.03m (6'8") x 3m (9'10")
Pizza Oven, tiled floor

Kitchen area 2.11m (6'11") x 2.06m (6'9")
Sink, concrete floor, storage units

W.C. 0.95m (3'1") x 2.34m (7'8")
Concrete floor, sink, toilet

Back storage area 2.78m (9'1") x 2.86m (9'5")
Large commercial fridge, concrete floor
Insulated wall

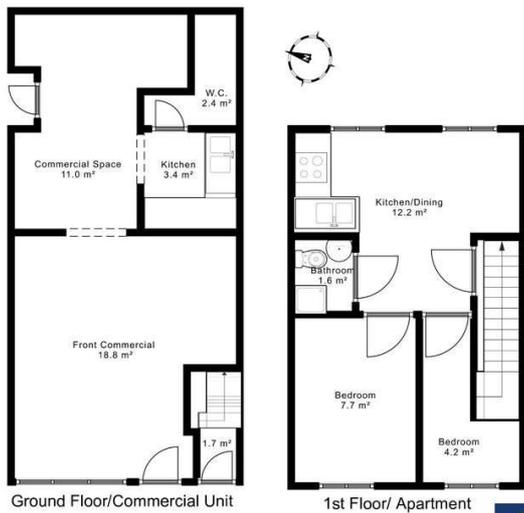
Entrance Hallway 0.89m (2'11") x 2.94m (9'8")
Stairs

Kitchen/Dining Room 4.58m (15'0") x 4.32m (14'2")
Tile floor, Tile splashback,

Bedroom 1 3.35m (11'0") x 2.09m (6'10")
Wood floor, built-in wardrobe

Bedroom 2 3.04m (10'0") x 2.53m (8'4")
Wood floor,

Bathroom 1.56m (5'1") x 1.27m (4'2")
Shower, tiled floor + wall



Total Area Approx. 83sqm (893 sqft).



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