

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

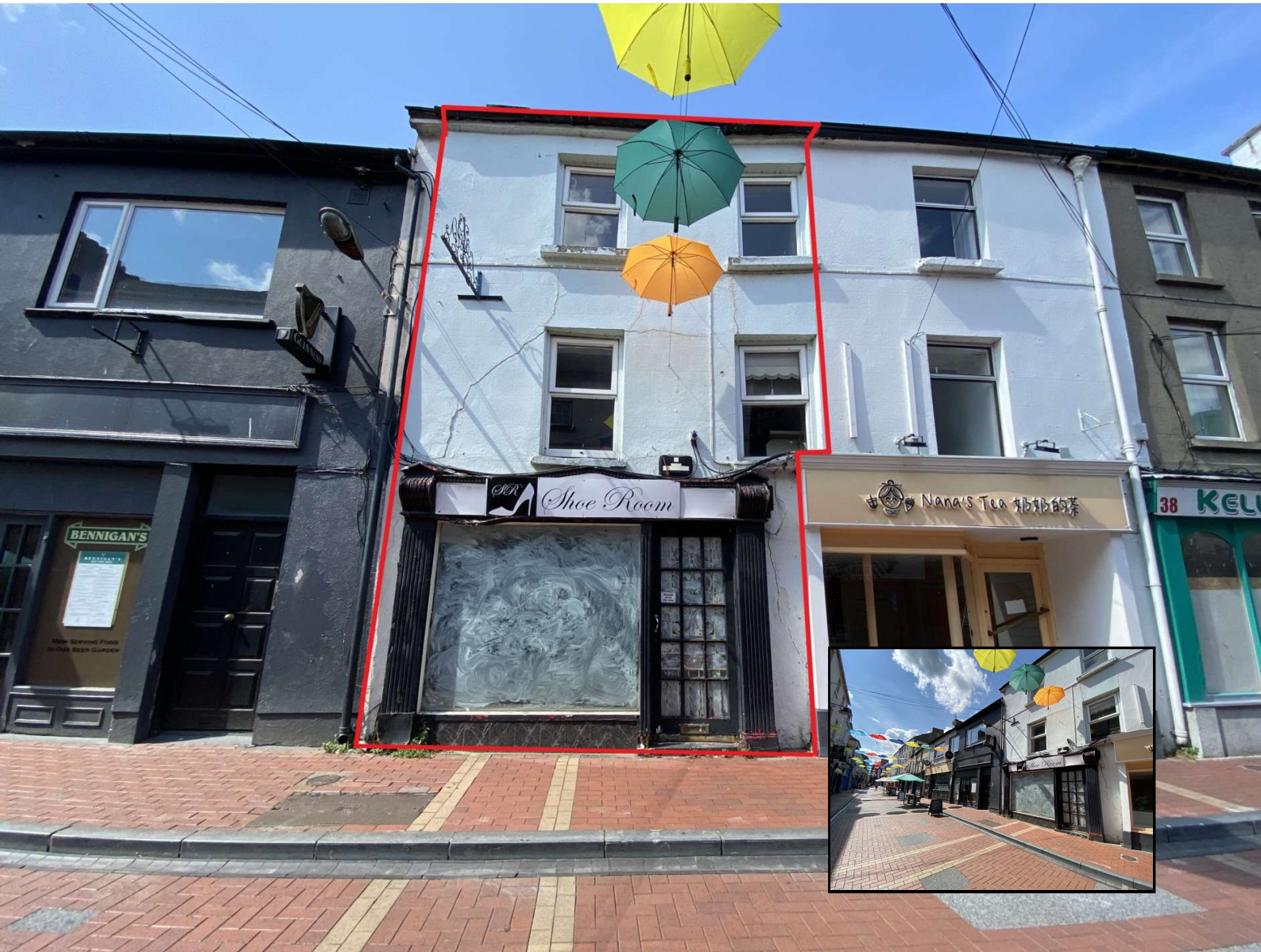
**QUIRKE**  
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No.4672



## 36 Mitchel St, Clonmel E91 PT61

- Good location on pedestrianised street
- Extensive window frontage

**Guide Price €75,000/ €5,200 Per Annum**



44 Gladstone Street Clonmel County Tipperary  
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# 36 Mitchel St, Clonmel E91 PT61

Good retail unit located on Mitchel St, a pedestrianised street in Clonmel's town centre, with great footfall and good trading history. The shop accommodates c. 20sq m (200 sq ft) at ground floor, with a wide window frontage.

There are 2 floors overhead for storage.

Rateable Valuation: €5110.00

Rates for 2024 approx: €1,029.67.

**Retail Area 4.69m (15'5") x 3.21m (10'6")**

Laminate wood floor, Large front shop window

**Storage 1 1.8m (5'11") x 0.9m (2'11")**

Laminate wood floor, shelves at eye level

**Storage 2 1.03m (3'5") x 1.65m (5'5")**

Hand wash basin

**1st Floor Landing 1.53m (5'0") x 2.29m (7'6")**

**Office 3.04m (10'0") x 3.11m (10'2")**

Wood floor, open fireplace

**Canteen 3.44m (11'3") x 1.51m (4'11")**

Wood floor, wash basin, tile splashback and storage units at floor level

**2nd Floor Landing 1.46m (4'9") x 1.19m (3'11")**

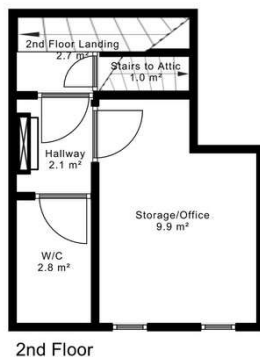
**Hallway 1.78m (5'10") x 1.44m (4'9")**

open fireplace, wood floor

**W/C 2.33m (7'8") x 1.44m (4'9")**

Hand wash basin, W/C

**Office/Storage 2.98m (9'9") x 2.88m (9'5")**



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