



## FOR SALE

### Commercial Unit, O'Neill Crowley Quay, Fermoy, Co. Cork. P61 N625



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-located commercial building.

The property extends to approximately 2,500 sq feet over 3 floors.

Ground floor is presently let as a hair salon. First and second floors are vacant.

The property has recently obtained full planning permission to convert the first and second floor to accommodate two spacious 1-bedroom apartments.

Planning reference number is 22/05486

Ideal investment opportunity and would yield a high rent when completed.

## **ACCOMMODATION**

**Ground Floor:** Open plan hair salon with canteen and toilet off.

**First Floor:** Two spacious rooms with bathroom.

**Second Floor:** Two spacious rooms.

**Services**  
Mains water  
Mains sewage  
Electric Storage heating

**GUIDE PRICE:** €200,000

**Rental:** Present rental income from the ground floor is €10,000 per annum.

**For further details contact sole selling agent: Paul O'Driscoll 086 1895 128**

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