

FOR SALE PIKE ROAD-DUBLIN ROAD, FERMOY, CO. CORK.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this prime commercial development high profile site in one or more lots.

The subject property is situated on the northern side of Fermoy Town on the Pike Road just off the old Cork Dublin Road, just a 4 min drive from Junction 14 of the M8 motorway. The site is to the rear of the Inver Service Station.

Fermoy is a provincial town in North Cork situated approximately 35 km from Cork City with a population of approx. 7,000 with a large employment hub with business such as Moorpark/Teagasc Research centre, Dairy gold, Aldi, Lidl, SuperValu etc.

- Superb commercial development opportunity with 'Ready to go' Planning permission.
- Site extends to 1.18 acres (0.477 hectares)
- Ideal location for a distribution-logistics centre with excellent road infrastructure linking to the M8 Motorway.
- The site can be purchased in one or more lots as follows:

Lot 1:

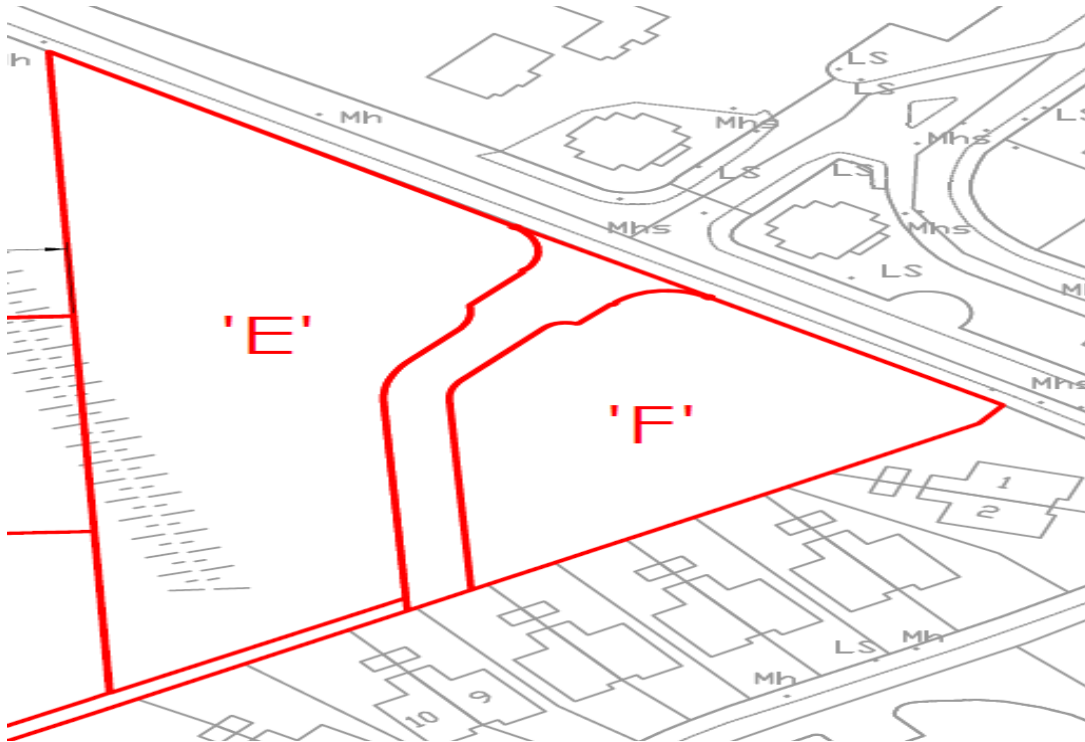
The entire site which extends to 1.18 acres.

Lot 2:

Site F which extends to 0.39 acres. This site has full planning permission for the construction of an approximately 4000 sq. ft commercial building under planning reference number: 18/7234.

Lot 3:


Site E which extends to 0.79 acres. This can be purchased to planning permission.



VIEWINGS.

For further details contact Sole Selling Agent, Paul O'Driscoll. (086) 1895 128

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21
 MOB: 086 1895 128
 EMAIL: info@paulodriscollauctioneer.ie
 PSRA Licence No: 004540

ipav
 Institute of Professional
 Auctioneers & Valuers

TEGoVA
 THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS