

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

M848

No.4978



The Butter Market Cafe, Market Street, Clonmel, E91 PC80

- Prime Location
- Large Retail Area 102 sq. mt (1,100 sq. ft.)
- Excellent Condition
- Heavy Footfall Area

Guide Price €15,000 per annum



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



The Butter Market Cafe, Market Street, Clonmel, E91 PC80

Brought to the market by PF. Quirke & Co. Ltd is an excellent cafe opportunity in a central location in Clonmel. Previously traded successful as 'The Butter Market Cafe', the building extends to approximately 102 sq.mt (1,100 sq. ft.). There is large window space giving a bright and spacious feel to the property, counter top kitchen area, toilets all in place. This is a great opportunity for a tenant with vision to trade in a successful location. We recommend early inspection.

NAV €20,100, ARV is 0.2015. Rates for 2024 are €4,050.15 Approx

Retail Area 10.72m (35'2") x 7.45m (24'5")

Laminate wood floor, Fixed bench seats, Air Conditioning

Kitchen Area 4.12m (13'6") x 3.21m (10'6")

Tiled floor, Refrigerated prep Station, Commercial refrigerator, Food prep sink, Hwb, Storage cupboards, Shelves

Hallway 1.41m (4'8") x 1.02m (3'4")

Laminate wood floor

Disabled W.C 1.92m (6'4") x 1.37m (4'6")

Tiled floor, Tiled walls, Disabled W.C, Hwb, Baby changing facilities

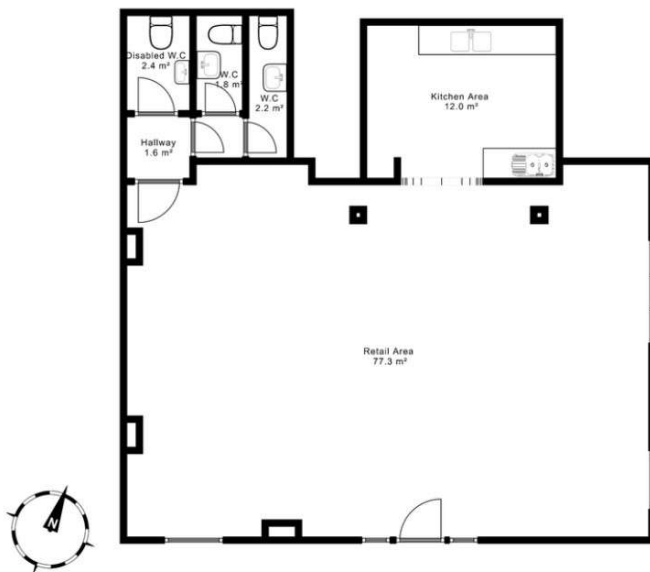
W.C 0.84m (2'9") x 1.92m (6'4")

Tiled floor, Tiled walls, W.C, Hwb

W.C 0.79m (2'7") x 2m (6'7")

Tiled floor, Tiled walls, W.C, Hwb

Total Floor Area: 102 sqm (1,100 sqft)



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