

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

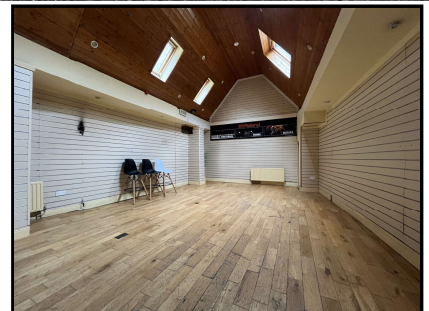
QUIRKE
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C1085

No.5076



56 O`Connell St, Clonmel, E91 YN90

- Great location
- Gas central heating
- Large shop front

Guide Price €300,000

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



56 O`Connell St, Clonmel, E91 YN90

PF Quirke and Co. Ltd. are delighted to bring to market this large retail unit in the heart of Clonmel. Located on Clonmel`s main Street, beside prominent traders like Lifestyle Sports, Bob Fitzgerald Hardware, Quirke`s pharmacy and many more. The retail area on the ground floor extends to c. 76 sq m (821 sq ft) allowing for a range of uses. Overhead is further space giving a total area of 134sq m (1442 sq ft). Rates for this property for 2024 are c €2,200

Early viewing is advised.

Retail Area 15.11m (49'7") x 5.05m (16'7")
Solid oak floor, large shop window, Teak bar

Entrance Hall 2.41m (7'11") x 1.05m (3'5")
Stairs to second floor

Porch 1.73m (5'8") x 1.02m (3'4")
Entrance to retail area

Back Hall 1.06m (3'6") x 2.25m (7'5")

W.C 2.08m (6'10") x 1.03m (3'5")
Lino floor, W/C, W.H.B

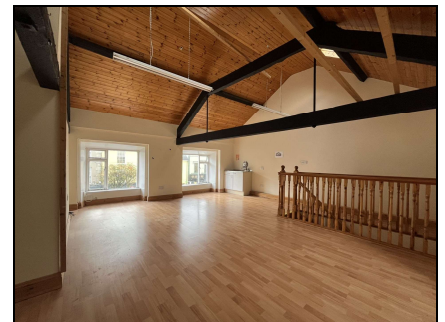
Mezzanine 5.54m (18'2") x 1.04m (3'5")

Rear Storage area 5.54m (18'2") x 1.97m (6'6")
Lino floor

Hallway

Attic 5.32m (17'5") x 6.14m (20'2")
Laminate floor, Stainless steel sink

Total Floor Area: 134 sqm (1442 sqft)



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