

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

M855

No.5089



## 49 Albert Street, Clonmel E91 Y092

- Close to town centre
- Large multi purpose space
- Secure yard
- Vehicular access

**Guide Price €7,200 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





# 49 Albert Street, Clonmel E91 Y092

PF Quirke and Co. Ltd. are delighted to bring this large yard and storage area to the market. Previously used as a performing/ rehearsal space, this unit offers a range of different functions. Located in Clonmel town centre this unit provides ideal access for any business located in the town who may need extra storage. Large entrance gate, suitable for van or small truck. This is a great opportunity for a tenant with vision to trade in a successful location. We recommend early inspection.

NAV €5510, ARV is 0.2015. Rates for 2024 are €1,110.27 Approx

**Entrance hall 3.42m (11'3") x 3.22m (10'7")**

Tiled floor

**Bathroom 1.18m (3'10") x 1.87m (6'2")**

W/C, WHB

**Reception 3.43m (11'3") x 4.11m (13'6")**

Tiled floor

**Storage area/ Studio 5.55m (18'3") x 11.13m (36'6")**

Laminate floor

Total Floor Area: 89 sqm (958 sqft)

