

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

No.5029



38 Gladstone Street, Clonmel, E91 NT93

- Prime location
- 45 sq m (500sq ft)
- Established neighbouring traders
- Excellent footfall

Price €10,000 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



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P.F. Quirke and Co. are delighted to bring to the market this excellent opportunity on Clonmel's main shopping street. This unit previously traded as a cafe but could be used for retail also. The building extends to c.45 sq m (500sq ft) and is ideally located on street level in close proximity to long established traders like DV8, Easons, Mulligans pharmacy and Pearls restaurant.

Early viewing is advised.

NAV €10,580.00, ARV is 0.2015. Rates for 2025 are €2,132 Approx

Retail Area 4.62m (15'2") x 8.71m (28'7")

Laminate floor, Bench seating,

Kitchen 3.37m (11'1") x 1.35m (4'5")

Laminate floor, plumbed for sink, Water heater

W.C 0.85m (2'9") x 0.7m (2'4")

W.C, W.H.B

Total Floor Area: 45 sqm (484 sqft)

