

TO SALE BY PRIVATE TREATY

**6 Tramway Terrace, Douglas,
Cork, T12 P264**



Superb Investment / Vacant Possession Opportunity

46.45 sq m / 500 sq ft approx.

Property Overview

- Prime location within Douglas Village adjacent to East Village
- Compact self-contained commercial premises
- Excellent condition throughout
- Potential to convert to residential use subject to planning permission
- Being sold with vacant possession or with existing tenant
- Ideal owner occupier / investment opportunity

Contact

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Location

This mid-terrace commercial premise is situated on Tramway Terrace in Douglas Village a thriving suburb of Cork City. Tramway Terrace is a high-profile location adjacent to the East Village Development. Other nearby occupiers in the area include McDonald's, KFC, Barry's Bar & Restaurant, Ramen, Ecco's Restaurant and Douglas Court and Douglas Village Shopping Centres.

Description

No. 6 comprises of a mid-terrace single story compact commercial premises extending to 46.45 sq m / 500 sq ft having been extended and upgraded to a very high standard in recent times. Internally the property has the benefit of vaulted ceilings with Velux windows providing excellent natural light. The property is currently in use as a Beauticians but would suit a number of commercial business types.

Accommodation

46.45 Sq M / 500 Sq ft approx.

BER details

BER B2
BER No 800847758
Energy Performance Indicator:370.13 kWh/m2/yr

Viewing

Strictly by prior appointment with the sole agents Cushman & Wakefield.

Contact

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[cushmanwakefield.ie](https://www.cushmanwakefield.ie)

Guide Price

On application

Tenancy

The property is being sold with vacant possession, however, the current tenant is willing to remain in situ subject to agreeing lease terms.

Title

We understand that the property is held Freehold / long leasehold.

