

FOR SALE

**Macroom Post Office,
Main Street, Macroom
Co. Cork**



26 Main Street, Macroom, Co. Cork
448 sq m / 4,823 sqft approx.

Property Highlights

- Post Office Building located in the popular town of Macroom in Co Cork
- Excellent location the north side of Main Street in the centre of Westport Town at its intersection with Temperance Lane
- Property extends to a total of c. 448 sq m over two levels
- Includes the original two storey 1960's post office to the front with a flat roofed extension to the rear
- Ground floor is occupied and produces rental income (tenant not affected)
- BER Rating: E2

Contact

Seán Healy
Email: sean.healy@cushwake.ie
Tel: +353 (0) 21 4275 454

Killian Spillane
Email: sean.coyne@cushwake.com
Tel: +353 (0) 21 4275 454

Cushman & Wakefield
89/90 South Mall, Cork
Tel: +353 (0) 21 4275 454

cushmanwakefield.ie

The Location

The subject property is located in Macroom which is the principal town in the mid Cork region. The town is located approximately 40km west of Cork and 48km east of Killarney.

The post office is situated in a high-profile position on the northern end of Main Street where it intersects with Temperance & Lucey's Lane. The area surrounding the property is primarily commercial in nature and neighbouring occupiers include Supervalu, The Castle Hotel, TM Cronins and JM O'Mahony estate agents.

Description

The property comprises an end terrace five-bay two-storey post office, built in the mid 1960's, having double-height ground floor with shopfront to the south elevation and flat-roofed extension to rear (north). The property has a pitched A-frame roof with rendered chimneystack and uPVC gutters and down pipes.

Internally the property incorporates a public post office area, cash room and a lobby connecting to the rear DSU area at ground floor and a number of office/stores at first floor as well as a staff kitchen and toilets.

The rear single storey area comprises of a staff canteen, offices, staff toilets and sorting office with a suspended ceiling, fluorescent strip lighting, roof lights and a acrylicon floor finish. This area can be accessed independently from the laneway.

Schedule of Accommodation

	sq m	sq ft
Ground Floor front	78.5	846
Ground Floorrear	313.5	3,375
First Floor	56	602
Total	448	4,823



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Tenancies (Tenant not affected)

The ground floor of the property is occupied by An Post a current rent of €11,381 per annum. There is no current lease in place.

Town Planning

Situated in an area zoned Town Centre/Neighbourhood Centre under the Cork County Development Plan 2022

BER details

BER Rating: E2

BER Number: 800924714

Energy Performance Indicator: 95.1 kWh/m2/yr

Price

€350,000

Viewings

View by appointment with the sole agents Cushman & Wakefield.



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.
PSRA Registration Number: 002607