

**53 GERALD GRIFFIN STREET
Blackpool, Cork. T23 V623**



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- > High profile commercial building in a superb location with fantastic profile to a busy city centre junction.
- > 53 Gerald Griffin Street operated as a bookmakers for decades, most recently it has operated as a barber shop on the ground floor with ancillary storage and staff areas at first floor level.
- > This own door, two storey, premises extends to 1,100 sq ft (102 sqm) approx. over two floors and benefits from a side external courtyard.
- > Situated fronting the busy junction of Gerald Griffin Street, Shandon Street, St Marys Road, Cathedral Road and Cathedral Street, immediately north of Cork City Centre.
- > The ground is open plan and fitted with a tiled floor, suspended ceiling. The First Floor is divided in a series of store rooms and staff W.C's
- > The property benefits from 2 large display windows and is also fitted with a roller shutter.
- > While currently in commercial use, 53 has an adaptable layout which may also suit conversion to residential use if desired, subject to obtaining planning permission and the appropriate consents.
- > The area offers a host of amenities to include a shops, local services and public transport.

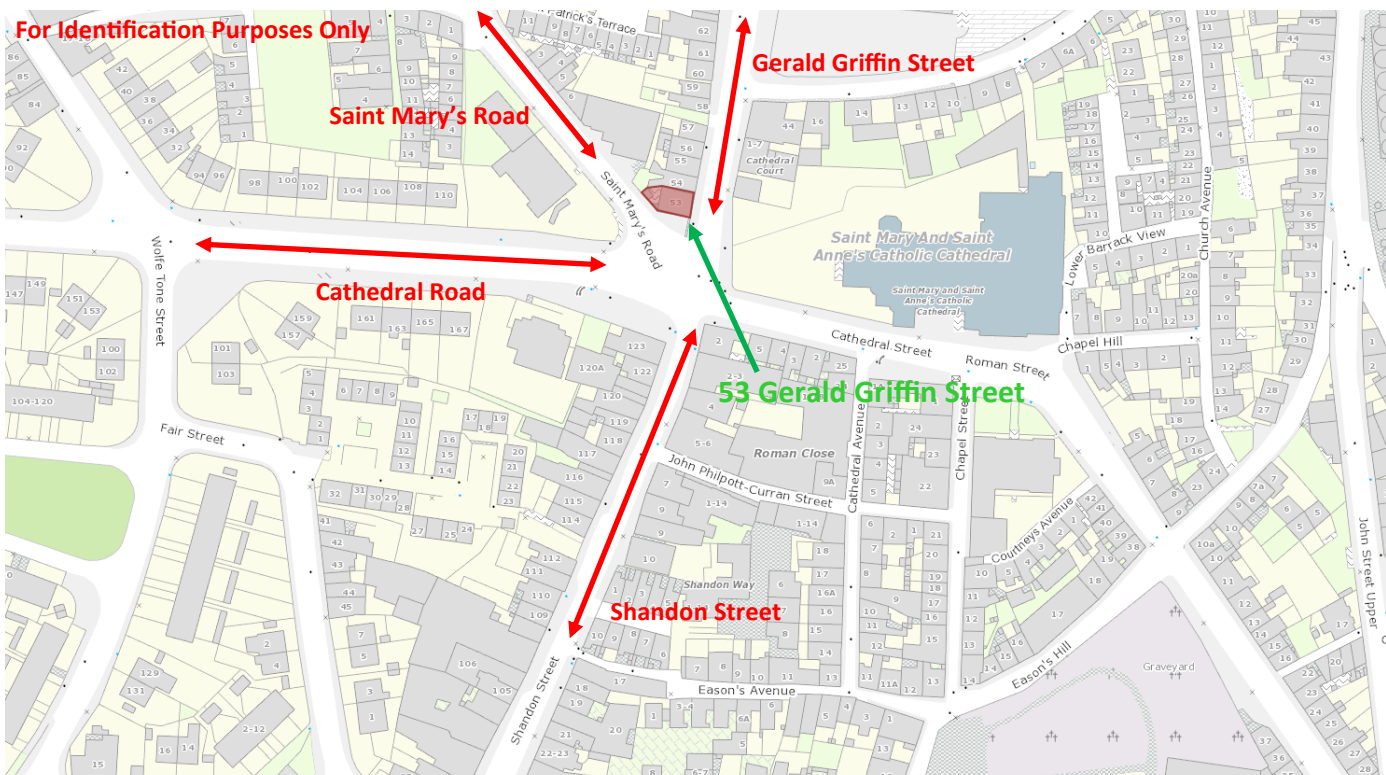
FOR SALE

Viewings Strictly By Appointment With Sole Agents

Location

Situated fronting the busy junction of Gerald Griffin Street, Shandon Street, St Marys Road, Cathedral Road and Cathedral Street, immediately north of Cork City Centre.

The surrounding area provides a significant residential catchment along with a host of local services and retail offerings.



Accommodation

This 2 storey, own door property would benefit from upgrading and modernisation throughout. It currently provides an open plan commercial space at ground floor level with ancillary storage and staff areas at first floor level. Externally, the property benefits from a walled in courtyard.

Unit	Sq Ft	Sqm
Ground Floor Approx.	550	51
First Floor Approx.	550	51
Total Approx.	1,100	102



For Further Information, Please contact the selling agent;

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