

**FOR SALE**

**18 Commons Road  
Blackpool, Cork City | T23 VXV3**

**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

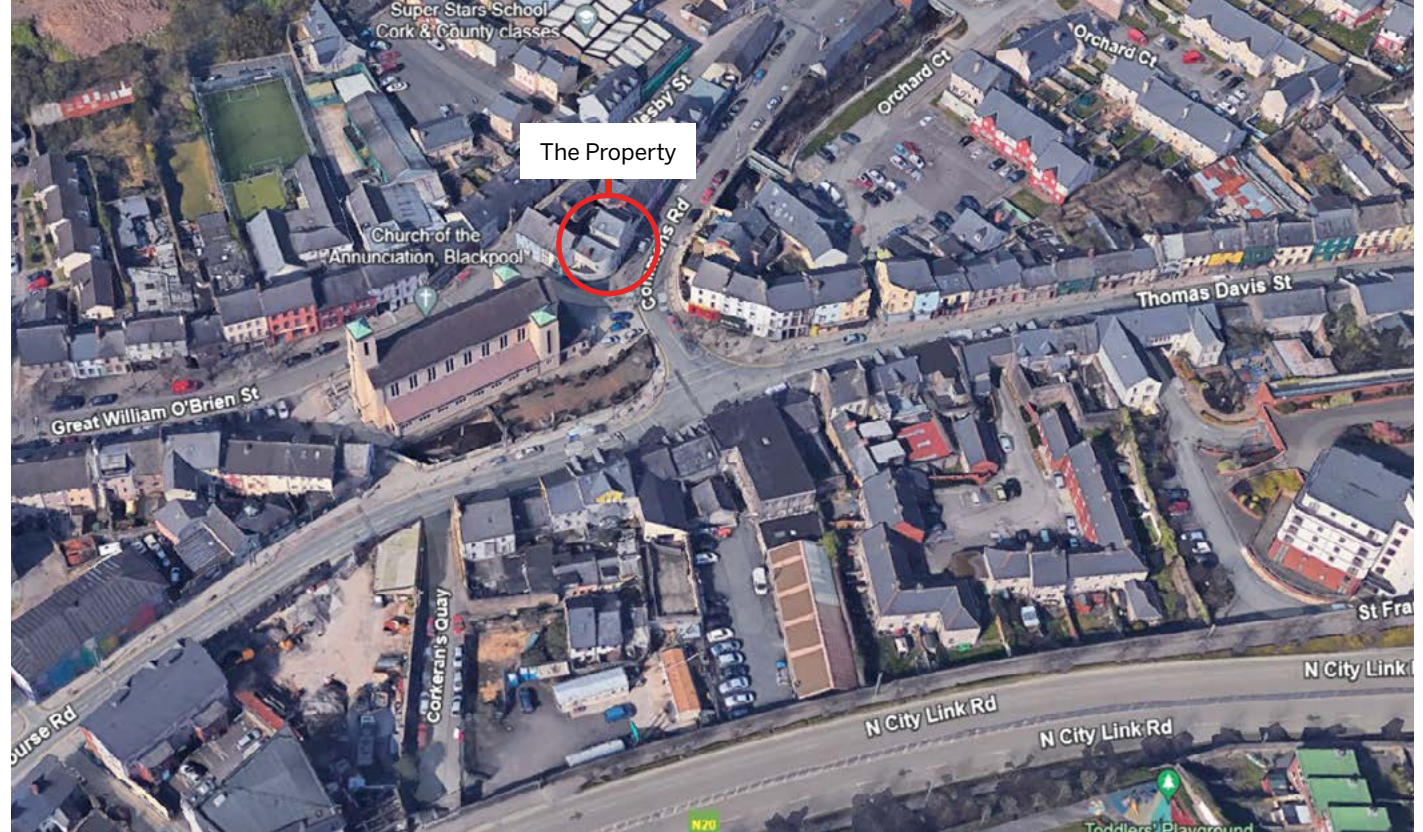
Investment Opportunity (Tenants Not Affected)

Prominent corner building

Extending to approx. 139.13 sqm (1,497 sqft)

Current rental income €20,328 per annum

Asset enhancement opportunity to increase rental income by letting ground floor or converting to residential (SPP)



### LOCATION

The property is situated in the heart of Blackpool at the junction of Commons Road and Great William O'Brien Street. It is within walking distance of Blackpool Shopping Centre, Blackpool Business & Retail Park and Cork city centre.

The property is located within a mixed use area with good public transport links and convenient access to the N20 Cork to Limerick road. Neighbouring occupiers include Blackpool Church of Annunciation, O'Shea's Pharmacy, Daybreak, Blue Cabs and several other cafés, retails units and restaurants.

### DESCRIPTION

The property comprises a prominent corner mixed use building. It comprises a former dental surgery on the ground floor with two over head apartments which are currently occupied and generating €20,328 per annum. The ground floor comprises a former dental surgery which is vacant and maybe suitable for conversion to residential use (SPP).

The ground floor unit features own door access from Commons Road and is laid out with reception / waiting lobby, two surgeries, two WC's, an x-ray room and a kitchenette.

The overhead apartments are accessed via a separate entrance from Commons Road and comprise 1no. one bedroom apartment and 1no. two bedroom duplex apartment. The apartments have own door access from the shared entrance corridor.

18 Commons Road, Blackpool, Cork City



The property is located within a mixed use area with good public transport.

## ACCOMMODATION

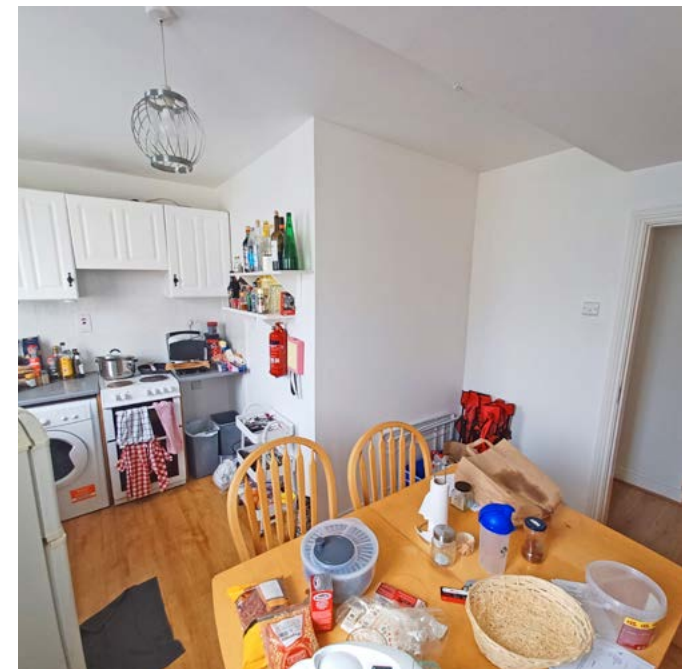
Floor	Description	SQM	SQFT
Ground	Former Dental Surgery	62.37	671
First	Apartment 1	21.85	235
First/Second	Apartment 2	54.91	591
TOTAL		139.13	1,497

## GUIDE SALE PRICE

€340,000

## TITLE

Freehold



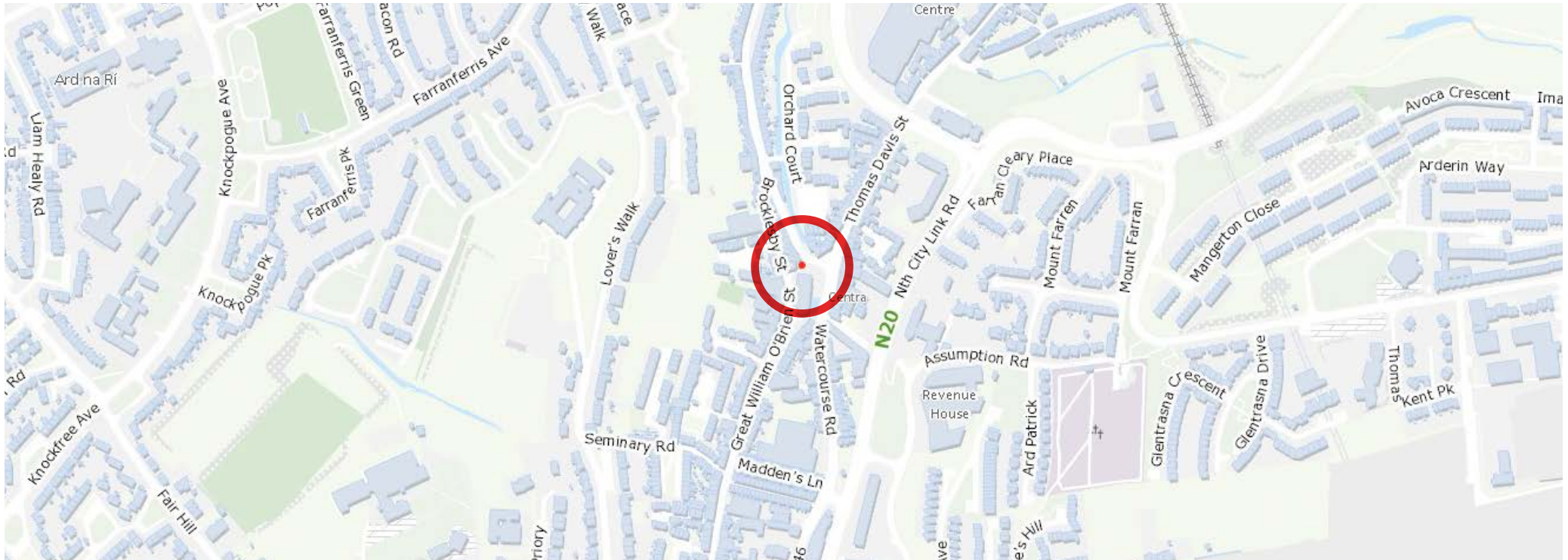


The property is situated in the heart of Blackpool at the junction of Commons Road and Great William O'Brien Street.

**BER INFORMATION**



**LOCATION MAP**



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**For further information**

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Viewing strictly by appointment with the sole letting agent Lisney.

**Lisney Commercial Real Estate**

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

