



## 24 Main Street

Ballincollig, Cork, P31 HN30

### Town Centre Commercial Premises Suitable for a Variety of Uses

**146.26 sq m**  
(1,574.33 sq ft)

- Flexible configuration suitable for a range of professional uses
- Prominent position with excellent frontage onto Main Street
- High footfall location with immediate access to local amenities and public transport
- Secure rear yard suitable for parking or storage

Summary

Available Size	146.26 sq m
Rent	€35,000 per annum
Rates Payable	€7,388.90 per annum
Legal Fees	Each party to bear their own costs
BER Rating	B2 (801121666)

Description

The property comprises a mid-terrace office building extending to approx. 146.27sqm (1,574sqft) The ground floor accommodation consists of an entrance lobby, an openplan office area to the rear, two private offices, a kitchenette, and storage space. The first floor is arranged to provide four private offices, storage, and both ladies' and gents' WCs.

While it is currently is office use, previous to that it was in use as a financial services branch by EBS and could be suitable for a variety of uses SPP. There is a rear yard with rear access onto a public road which could be used as parking / storage / deliver of stock.

Location

The property is strategically located in Ballincollig town centre fronting onto Main Street and directly opposite Castlwest Shopping Centre's southern entrance. The town is easily accessible and local connections include The South Link Road, N22 Cork to Kerry Road network along with several public transport options. Nearby occupiers include Starbucks, EBS, Bitsize and Castlwest Shopping Centre.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	846.04	78.60
1st	728.29	67.66
Total	1,574.33	146.26

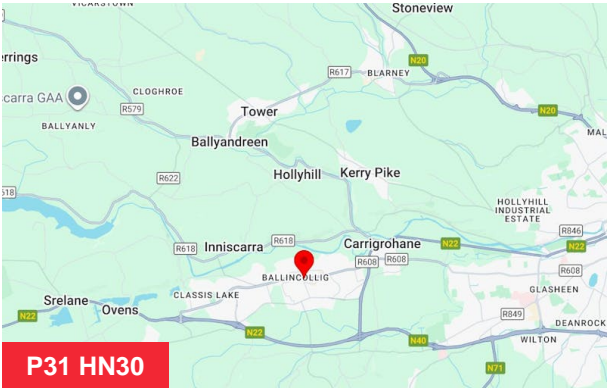
Lease Terms

The property is available TO LET as a whole on a new lease from March 2026, asking €35,000 per annum.

Flexible lease terms available.

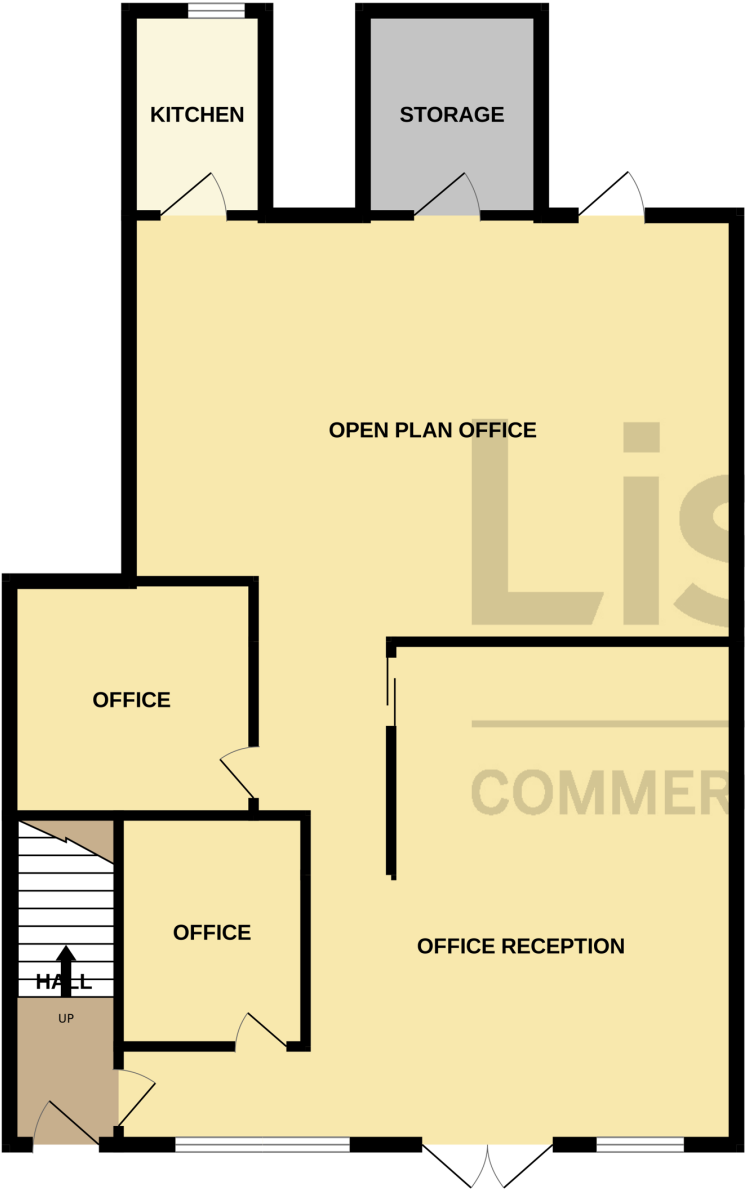
Viewings

Viewing strictly by appointment with the sole letting agent Lisney.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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