

**HENRY O'LEARY**

**AUCTIONEERS &  
REAL ESTATE AGENTS**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

[WWW.HOL.IE](http://WWW.HOL.IE)

**Retail, Office or Café space For Lease**

*Connolly St., Clonakilty,  
West Cork*



*1150 sq. ft. of commercial space available for  
retail, office or cafe use, in a prime trading location.*

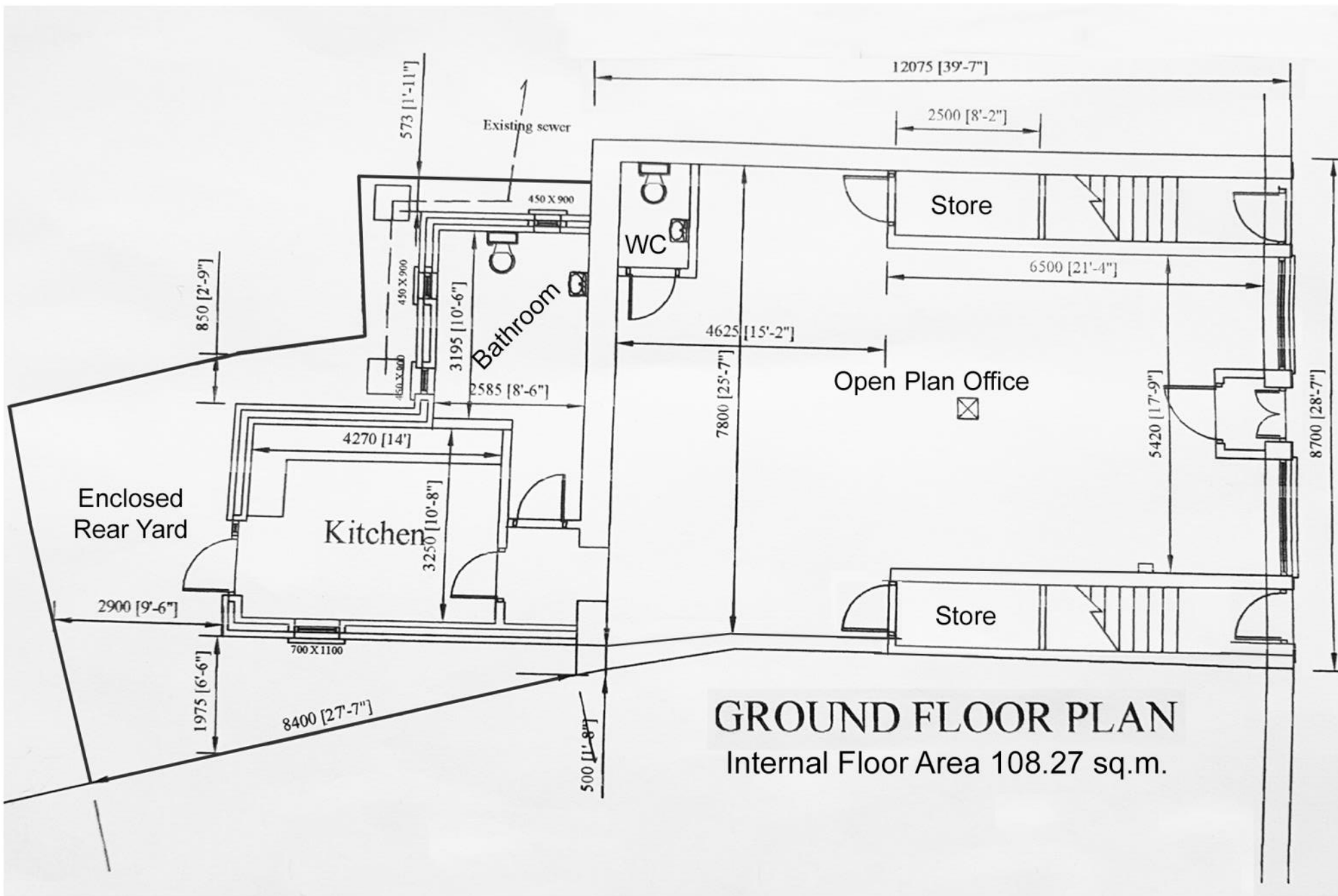
*Annual Rent: €13,500*

*This is a bright, open plan space with two large display windows facing on to Connolly Street, to the rear there is an enclosed yard which is secure and private. There is a gross floor area of approx. 1150 sq. ft. all on the ground floor. The main section is all open plan with excellent lighting and a plentiful supply of power sockets, there is a large bathroom and a kitchen to the rear.*

*The property has traded as a retail outlet in the past and planning permission was recently granted for café use. It is a versatile space in a great trading location. All services are laid on including three phase power. Clonakilty also has high speed broadband.*







**GROUND FLOOR PLAN**  
Internal Floor Area 108.27 sq.m.

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Email: [property@hol.ie](mailto:property@hol.ie)

Web: [www.hol.ie](http://www.hol.ie)

