

21/22 Dominick Street , City Centre Nth, Cork City

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ERA Downey McCarthy are very pleased to present this Development Opportunity Site situated in an historic area of the city close to the Firkin Crane, The Old Butter Exchange and Shandon. There is potential for a number of townhouses or apartments on this site subject to planning permission.



€250,000

PSRA Licence No. 002584

Accommodation

A feasibility study has been carried out by the well-known Architects, Magee Creedon. No. 21 Dominick Street is a two storey four bay terrace building dating from c. 1840 and latterly in use as a public house known as 'Kay O' Mahony's'. The facade is listed on the National Inventory of Architectural Heritage with a Regional rating.

Notable original features of the main building include timber sliding sash windows, timber fixed window to shopfront and timber panelled door with limestone threshold. Currently the building is unused and uninhabitable with floorboards, partitions and furniture stripped out. There is a small two storey return and a ground floor extension to the rear, both are flat roofed. To the rear of the site is a single storey rubble stone outbuilding also currently vacant which is built up from the rear boundary wall. The total built footprint of the site is 175 sq. m.

The Building at no. 22 Dominick Street is a three storey three bay terrace building dating from c. 1820 and latterly also in use as an extension of the public house. The timber shopfront at the ground floor is c. 1910. Notable features of this building include timber sliding sash windows, timber shop front and slate roof. Limestone paving stones date from the 19th century is also on the NIAH register.

No. 22 is also unused, previously the ground floor was a public house and the upper floors were used for residential purposes. There is a ground floor flat roof extension and a yard area to the rear.

The site is located in an inner-city residential neighbourhood. The objective for lands zoned in these neighbourhoods is to support new residential developments to complement existing established areas.

Features

- 3,700 Sq. Ft. Approx.
- Dramatic views over the city from the rear
- South facing aspect at the back
- Potential to create a third floor at no. 21
- Potential for up to 8 new units
- Could be 5 no. one bedroom units at 50 - 55 sq. m
- Plus 3 no. two bedroom units at 73 - 80 sq. m
- Both buildings are listed but not protected structures



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