

1 Main Street, Ballycotton, Cork



ERA Downey McCarthy take great pleasure in bringing to the market this well positioned, seafront opportunity.

No.1 Main Street, Ballycotton is positioned at the centre of this vibrant fishing village, with a burgeoning tourist trade and holiday market. The property offers commanding views over Ballycotton Bay and further east to Shanagarry and Garryvoe. This sought-after location remains adjacent to numerous coastal attractions such as beaches, cliff walks and Ballycotton Pier. Notable nearby leisure establishments include Castlemartyr Resort and Ballymaloe House Hotel.

Ballycotton is well positioned on the south-east Cork coast. It lies within 40 km of Cork city centre and 15 km of Midleton. It is easily accessed via the N25 and the R629 coastal route.

AMV: €425,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

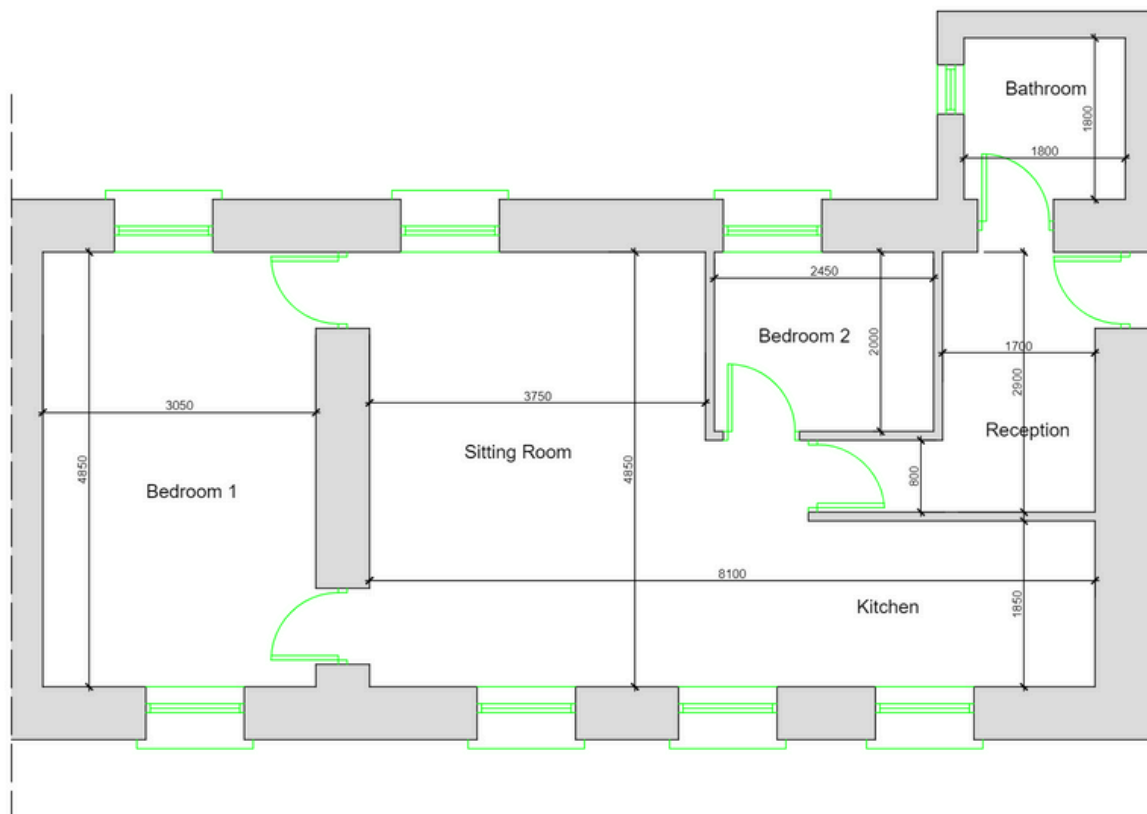
The property comprises a traditional, two storey, end-of-terrace building, with enclosed rear yard and raised deck area. It is of masonry construction with plastered elevations and a pitched, slate covered roof. Accommodation is presently laid out as a ground floor former cafe with adjoining retail unit and two bedroom apartment overhead.

The property may also qualify for the Vacant Property Refurbishment Grant.

Potential abounds here as this building would easily lend it self to a full residential conversion, be that an apartment on each floor or one self contained house (subject to planning permission). Self catering holiday accommodation figures for this region suggest that two apartments could generate an income in the region on €50,000 p.a.

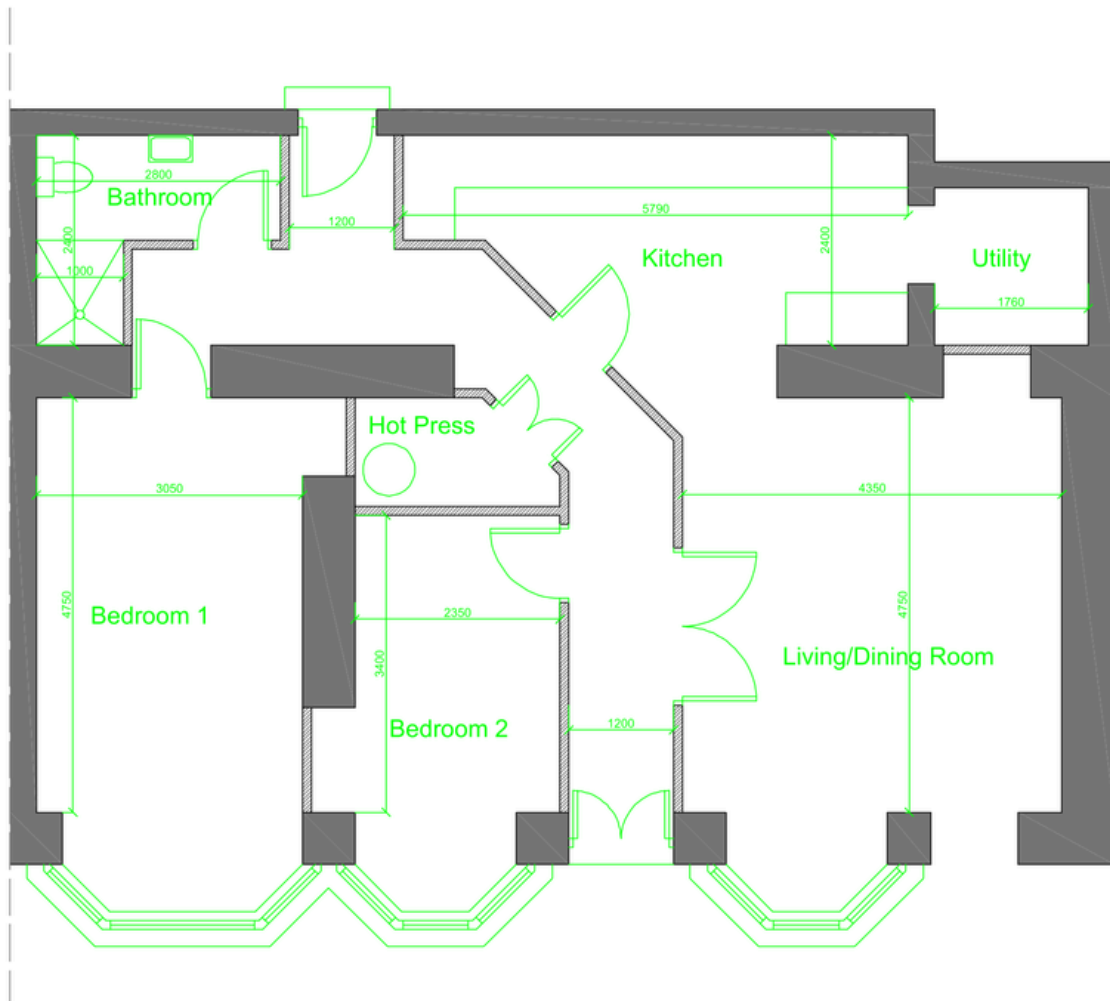
A new owner may also choose to leave the layout as is and operate a retail outlet from the ground floor while living overhead.

Existing first floor apartment:



First Floor Plan (1:50)
61.4m/sq

Proposed ground floor apartment:



| ACCOMMODATION

- Ground Floor: former cafe premises with walkin cold store & w.c., adjoining retail outlet - 92 sq.m.
- First Floor: Open plan kitchen / living / dining / area, 2 bedrooms, bathroom - 60.68 sq.m.



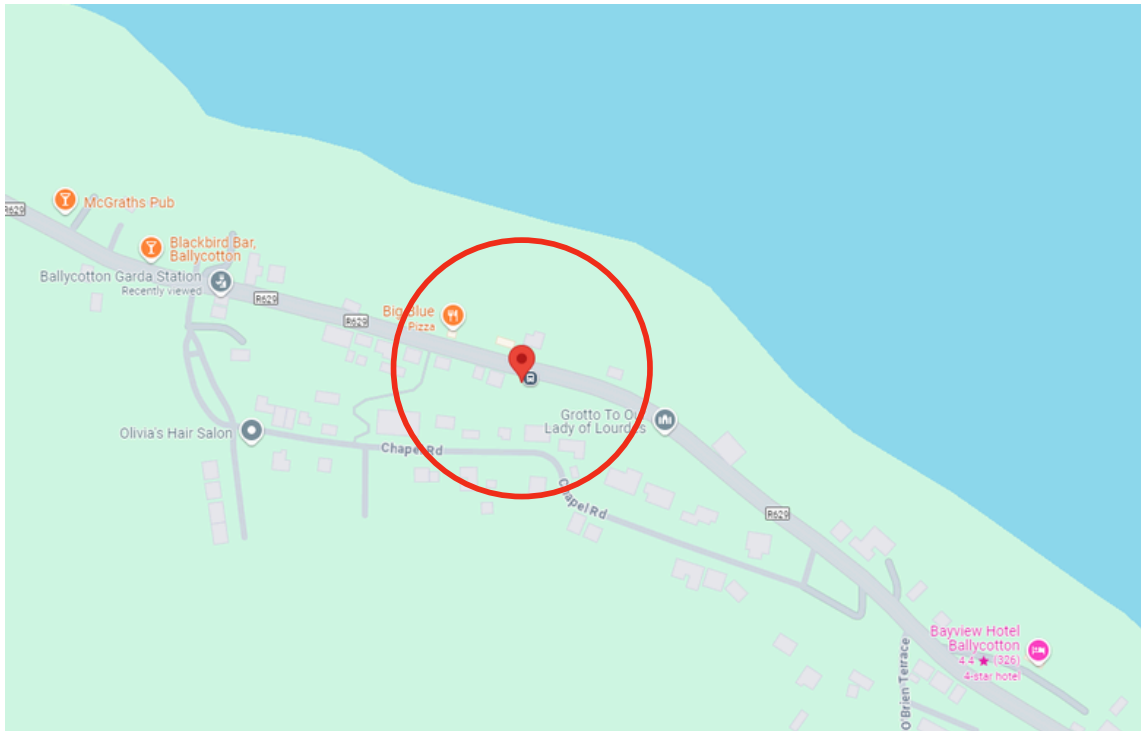
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| DIRECTIONS

Please see Eircode P25 HP40 for directions.



Viewing strictly by prior appointment with sole selling agent.

| ALL ENQUIRIES TO:

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