

## 13-15 Lancaster Quay, Cork City.

### T12 NP77

FOR IDENTIFICATION PURPOSES ONLY



## 021 427 77 17

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- > A fantastic opportunity to acquire a terrace of 3 mixed use properties, with vacant possession, in this flourishing city centre location looking across at The River Lee Hotel, a mere 700 meters from the main UCC campus and adjacent to the Mercy Hospital, Washington Street and a significant host of commercial and residential occupiers to include new student accommodation hubs such as Broga House and Amnis House.
- > This impressive offering includes the renowned 'Reidy's Vault Bar' licenced premises and two adjoining mixed use buildings which provides obvious scope for all facets of property speculation to include owner occupiers, publicans, hospitality gurus, investors and developers or perhaps a hybrid of them all.
- > The buildings extend to almost 4,900 sq.ft on an overall site of 0.1 acres approx. While some elements may benefit from refurbishing and upgrading, the current configuration of the properties could be retained to generate an income return or perhaps a supplementary income to the Bar, which is in immaculate condition and ready to trade, if owner occupied.
- > The location is zoned **ZO 5 City Centre** under the Cork City Development Plan 2022-2028 with an objective; *"To consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed use centre for community, economic, civic, cultural and residential growth"*.

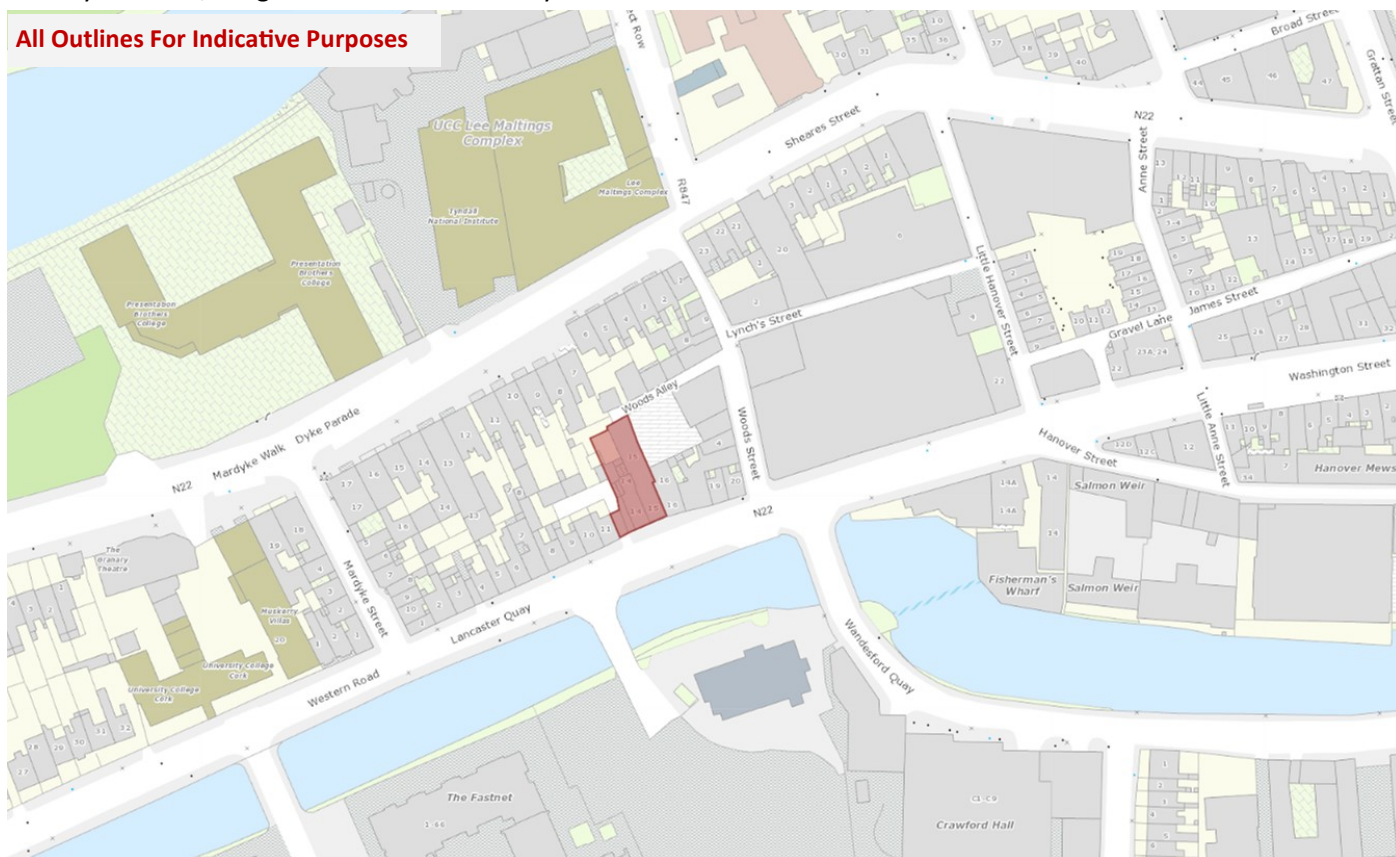
Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

**Location:** The property is centrally situated on the western side of Cork city centre occupying a high profile site fronting Lancaster Quay with side access to Woods Alley (ROW). The main UCC campus is situated approx. 700 metres to the west with its growing student enrolment of just over 23,000 students for the current academic year.

Lancaster Road/ Western Road is an established commercial and residential location within a few minutes walk of the Tyndall National Institute, Cork city centre, The River Lee Hotel, The Mercy Hospital, The Granary Theatre, the Mardyke Arena, Fitzgerald’s Park and Sundays Well.

**All Outlines For Indicative Purposes**



**Description:** The offering comprises a series of 3 terraced, mixed use buildings, offered for sale as a single lot. No 13 comprises a 6 bed residential property which is currently in use as rented accommodation with VP available on sale completion. No 14, currently vacant, comprises a commercial unit with rear courtyard at ground floor level and an additional 3 bedroom residential unit overhead.

No 15, with its statement red brick façade, distinguishes the jewel in the crown of this fantastic opportunity. It is the landmark licenced premises known as ‘Reidy’s Vault Bar’. Oozing charm and character and boasting an expansive open plan ground floor bar with a series of enticing snugs and booths for patrons to relax and absorb the curated atmosphere of this unique premises. The internal finish is timeless and inviting and the current custodians are ready to hand over the reigns to the next operator who may develop and build on its established reputation or indeed develop and build on its established foundations, if a larger development project is envisioned, SPP.

No 15, a protected structure (PS618) is of course fitted with ancillary areas such as patron toilets, admin/ staff areas, and a commercial kitchen, etc. The property also benefits from upper floor, front and rear storage. The rear store accommodates the walk-in cold store/ keg room & coffin systems and benefits from a hoist to simplify loading and stocking from the rear access off Woods Alley (ROW). Externally, the property has the benefit of a rear courtyard which offers boundless future potential.

**Accommodation:**

Number	Description	Sq. M Approx.	Sq. Ft Approx.
No 13	6 no. bedrooms, kitchen/living area, showers & WC’s	98.5	1,060
No 14	Ground Floor Retail Unit with ancillary storage, 3 no. bedrooms, kitchen/living area, shower & WC with courtyard	146.8	1,580
No 15	Licensed Premises (Reidy’s Vault Bar) with courtyard	208.1	2,240
<b>Total Area**</b>		<b>453.4</b>	<b>4,880</b>

*\*\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*



All Outlines For Indicative Purposes





All Outlines For Indicative Purposes



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**Viewing:** Strictly by prior appointment with Sole Agents;

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