

**FORMER REIDY'S VAULT BAR & COURTYARD**  
**15 Lancaster Quay, Cork City. T12 NP77**

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

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- > A fantastic opportunity to acquire the renowned 'Reidy's Vault Bar' licenced premises, 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 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 building extends to some 2,240 sq.ft with an additional external courtyard. While some elements may benefit from a new owners individual stamp of décor and design, the current configuration of the property could be retained as it is in immaculate condition and ready to trade.
- > 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"*.
- > Adjoining occupiers of note include the exquisite Paradiso Restaurant and the expanding Café Depeche.

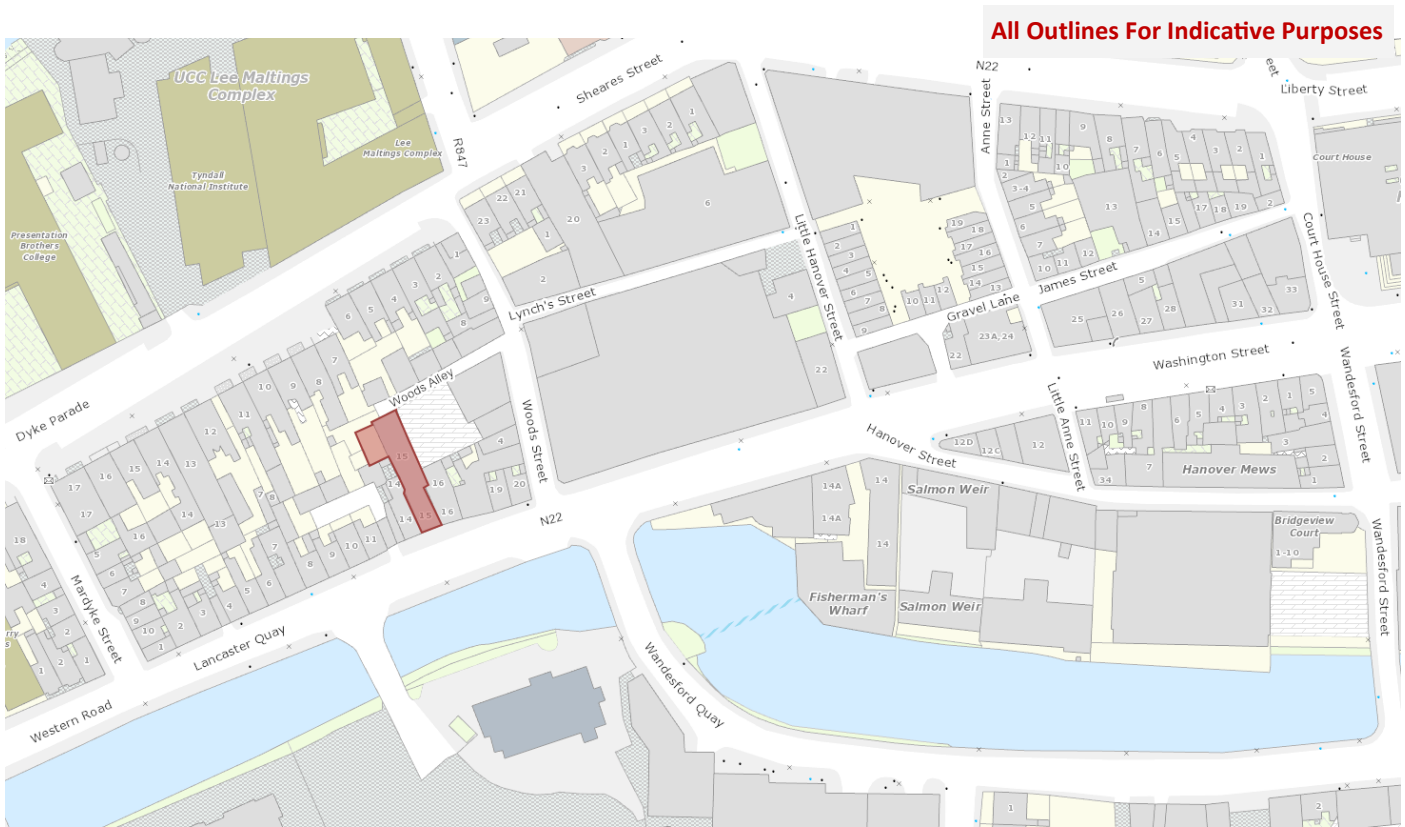
**FOR SALE BY PRIVATE TREATY**

**Viewings Strictly By Appointment With Sole Agency**

## 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.



## Description:

The offering comprises the world renowned "Reidy's Vault" Bar at No 15 Lancaster Quay, a protected structure (PS618) which 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.

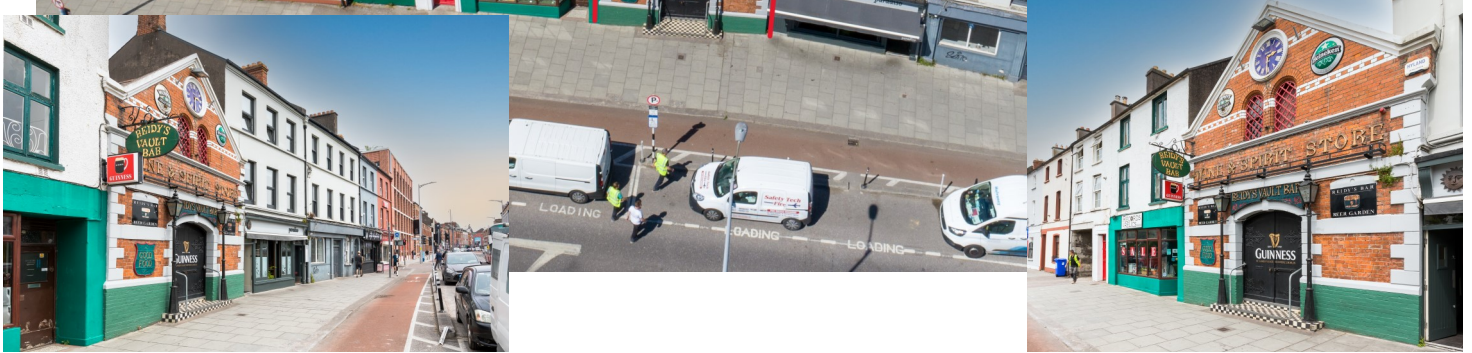
## Accommodation:

Floor	Description	Sq. M Approx.	Sq. Ft Approx.
Ground	Main Bar, Snugs, Kitchen, Patron Toilets, Loading Access (rear)	185.8	2,000
Mezzanine	Cold Room, Dry Stores, Ancillary Storage & Admin Areas	22.3	240
<b>Total Area**</b>		<b>208.1</b>	<b>2,240</b>

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



All Outlines For Indicative Purposes



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**Solicitor:** Jerome O'Sullivan, J.W. O'Donovan, 53 South Mall, Cork. T12 H395 P) 021-7300200

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

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