

## 6-7 Casement Square, Cobh, Cork



### HIGH PROFILE LANDMARK BUILDING

ERA Downey McCarthy take great pleasure in bringing to the market this rare opportunity to acquire a landmark building at the centre of the seaport heritage town of Cobh.

6-7 Casement Square lies at the heart of the town centre on the west side of the square and adjacent to the town library. This is a very central and sought-after location which offers convenient access to a wide selection of shops, bars, restaurants, local hotels and The Titanic Centre. The John F. Kennedy Pier and Cobh Harbour are also located nearby, which provide the main disembarkation points for all international visitors from the many cruise liners that regularly visit Cork.

**AMV: €1,500,000**

**BER EXEMPT**

**60 South Mall, Cork.**

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PSRA No. 002584

## | DESCRIPTION

This mixed-use property comprises a 4 storey end-terrace building with two traditional shop front façades fronting directly onto the public pavement of Casement Square. The ground floor is presently fitted out as two adjoining retail units with ample ancillary storage, while all upper floors are laid out for short term residential accommodation in a typical town centre Bed & Breakfast format. Full vacant possession is available and the estimated market rent is €158,800 p.a.

Full details available from sole selling agents.

## | ACCOMMODATION

Ground Floor: 2 adjoining retail units

First Floor: 3 bedroom apartment (under renovation), 4 x W.C.s, laundry room, communal kitchen & dining area.

Second Floor: 5 en-suite bedrooms (1 under renovation), 2 stores, office, plant room.

Third Floor: 5 en-suite bedrooms, communal kitchen & dining area.

External: Ground Floor Storage of 6.83 sq.m. approx.

## | FEATURES

- Central location
- Four storey end terrace building
- Mixed B&B and retail use
- Full vacant possession available
- Planning and fire compliant
- Estimated market rent €158,800 p.a.
- N.I.Y. 9.63%



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| ALL ENQUIRIES TO:

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