



**Refurbishment/ Development/
Investment Opportunity
(Tenant Unaffected)**

6, 7 & 8A, MacCurtain Street, Cork City



021 427 77 17
> www.cdacork.com

Exceptional opportunity to acquire an imposing city centre building of distinction, charm & character dating back to c.1910. Extending to some 4,980 sq.ft approx. to include a ground floor retail unit which is currently trading as O Português (Tenant Unaffected) and two substantial upper floors which are currently vacant and were previously home to the Telecom Eireann Social Club. Please note the offering does **NOT** include Paddy Torino's.

The ground floor retail unit is accessed directly from street level. The offering also includes the central archway which provides rear access and means of escape. The upper floors also have independent access directly on to MacCurtain Street. The overhead accommodation is in need of refurbishment and may suit an abundance of alternative uses to include residential, office, leisure, educational, etc (subject to planning).

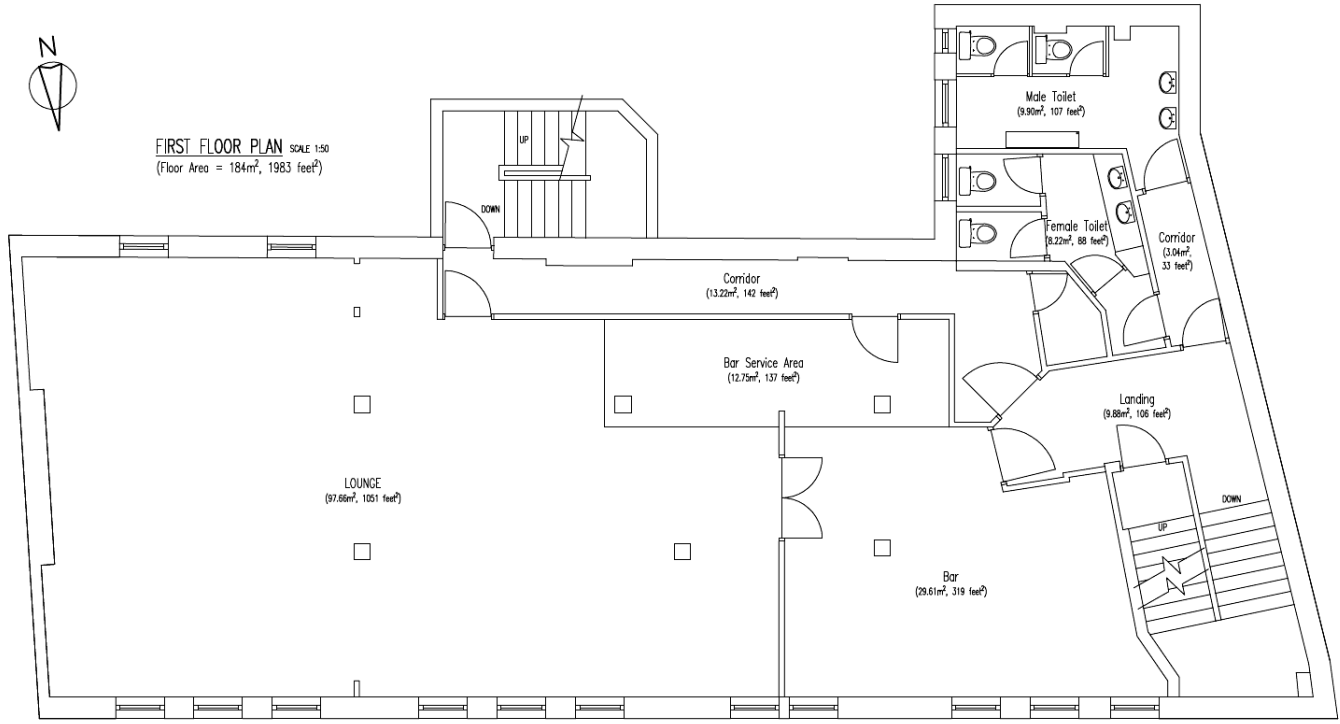
Ideally situated in the recently designated Victorian Quarter of MacCurtain Street in Corks City Centre. This area has excellent levels of footfall both day & night with well-known eateries such as Greens, Isaacs, Gallaghers Gastro pub, Son of a Bun, etc. Other neighbouring occupiers include The Everyman Palace, Metropole Hotel & Starwood Hotels & Resorts Worldwide.

Viewings Strictly By Appointment With Sole Agency

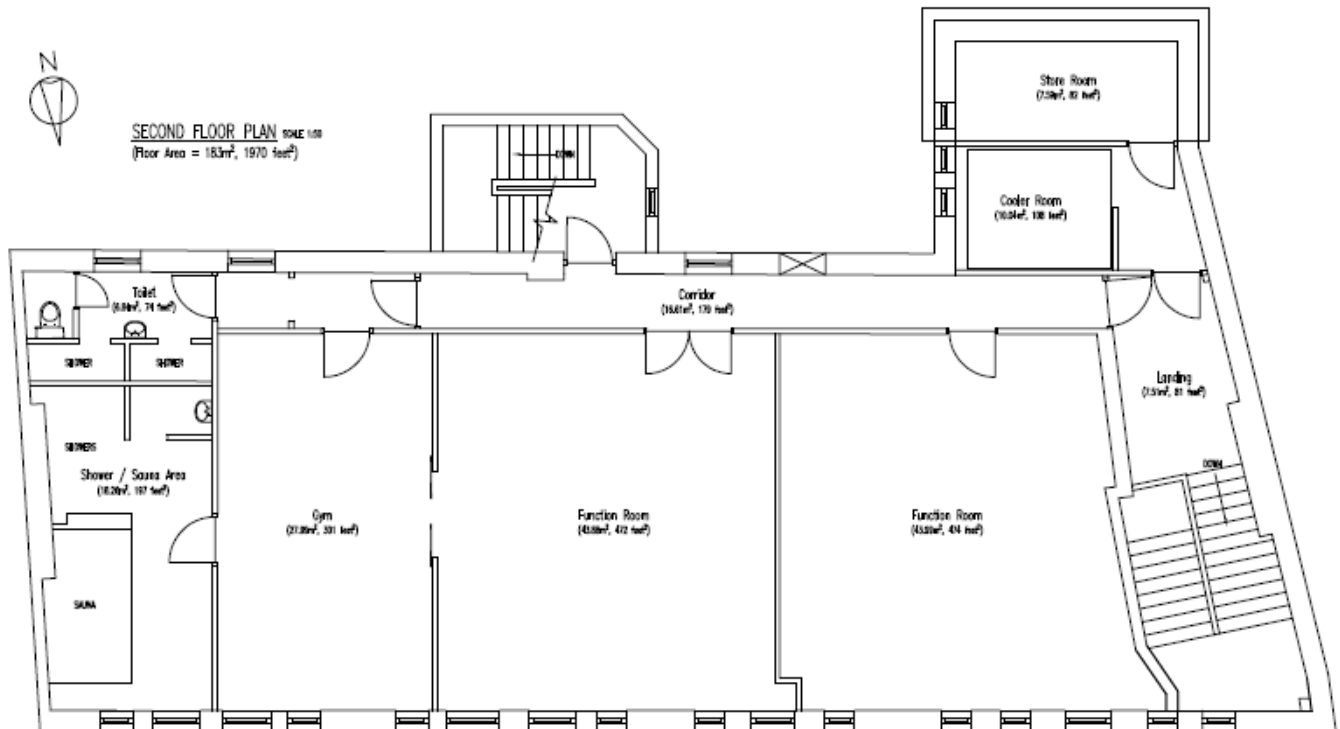
FOR SALE

FLOOR PLANS - FOR IDENTIFICATION & GUIDANCE PURPOSES ONLY

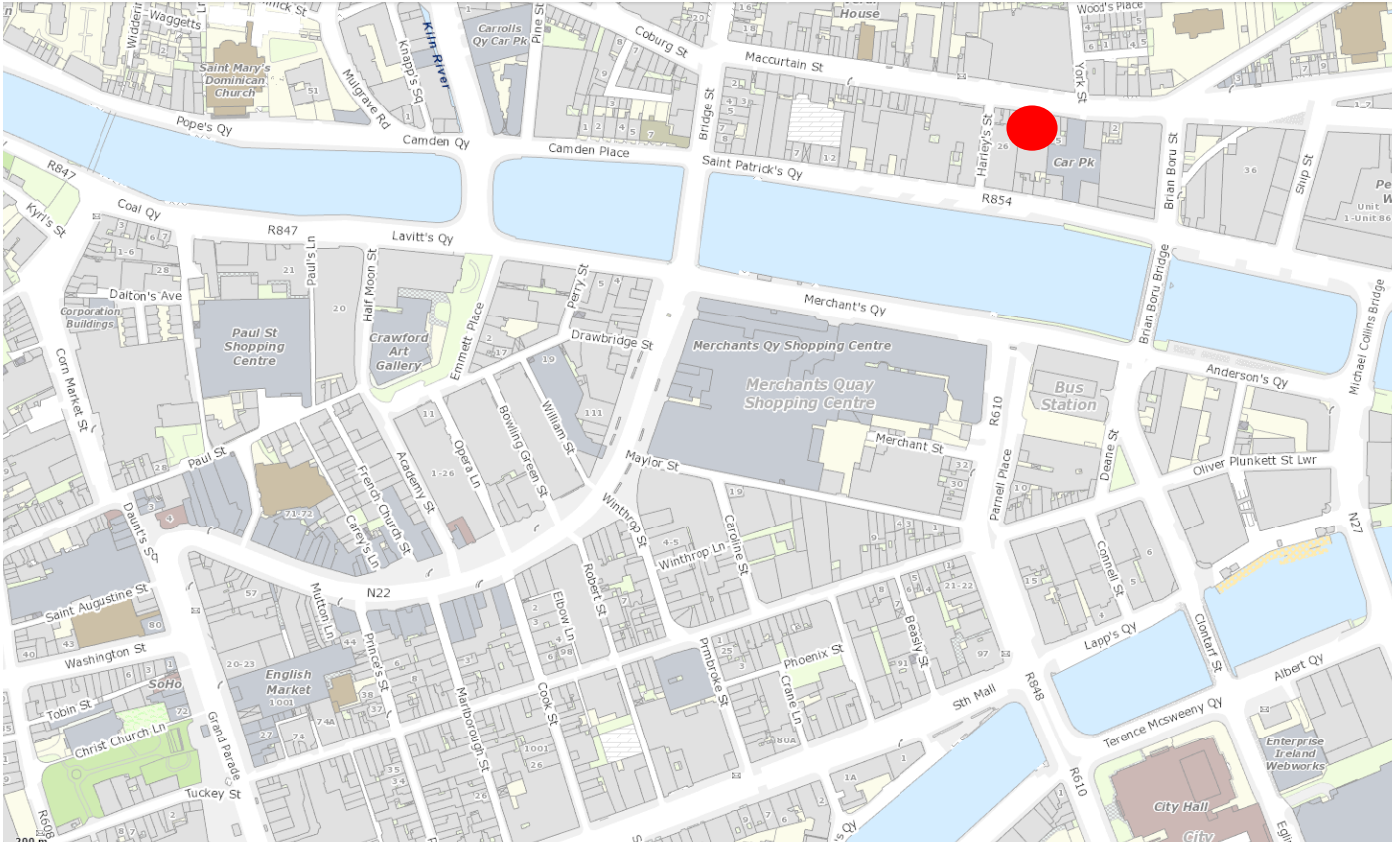
FIRST FLOOR:



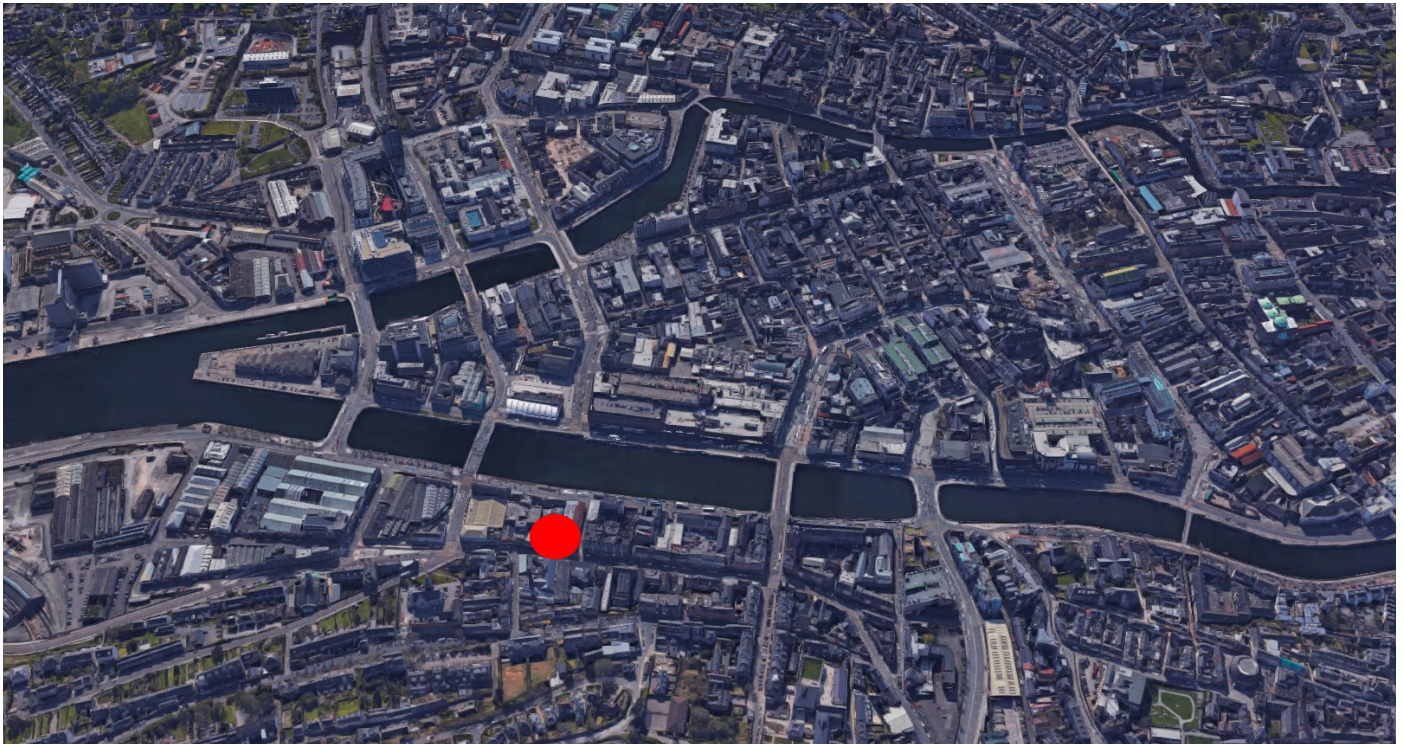
SECOND FLOOR:



LOCATION MAP - FOR IDENTIFICATION PURPOSES ONLY:



AERIAL PHOTO - FOR IDENTIFICATION PURPOSES ONLY:



Zoning:

The area is zoned 'Z 01—City Centre Retail Area' under the Cork City Development Plan 2015—2021.

Objective:

“To provide for the protection, upgrading and expansion of retailing, in particular higher order comparison retailing, as well as a range of other supporting uses in the City Centre retail area”. Retailing is prioritised in this area but not to the exclusion of other land use types. Other uses such as residential, hotel, office and cultural and leisure facilities etc which compliment the retail function of the CCRA and promote vibrancy in the City Centre are also permitted.

Accommodation:

Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	96	1,033
First Floor	184	1,983
Second Floor	183	1,970
Total Area	463	4,980

Tenancy: Ground Floor (6 & 7) is currently let to O Português on a 3 year lease from August 2014 with a passing rent of €12,000 per annum exclusive. Further details available on request.

Solicitor: Joyce A. Good Hammond, Hammond Good Solicitors, HG Legal Chambers, Thomas Davis Street, Mallow, Co. Cork.



Viewing:

Strictly by prior appointment with;

Rob Coughlan

E-mail: rcoughlan@cdacork.com

Or

Maurice Cohalan

E-mail: mcohalan@cdacork.com

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