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COMMERCIAL BUILDING FOR SALE

14 Fr Mathew Quay, Cork.



Site Highlights:

- Superb location in Cork's City centre with views over the River Lee, minutes from South Mall.
- In the centre of the proposed €6m Morrison's Island Public Realm and Flood Defence Project
- Excellent potential for change to residential use (subject to planning)
- 4,250 sq ft of showroom and office space over 2 floors

Contact

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Joint Agent with Keane Mahony Smith

The Location:

The property is located on Fr Mathew Quay, minutes' walk from South Mall, Washington Street and Patrick Street, Cork. Located in the heart of the proposed €6m Morrison Island Public Realm and Flood Defence Project, the property will benefit from this project. This will include the construction of a 3 m wide riverside promenade, high quality footpaths, seating area and a new plaza area at Parnell Bridge and Trinity Bridge.

Description:

The property comprises a 3 storey commercial unit of 4,250 sq ft on Fr Mathew Quay overlooking the River Lee. The Ground Floor comprises an open-plan show room together with office space/storage areas/ toilet facilities to the rear. The first floor comprises both office and storage space with toilet facilities. The 2nd floor/attic space is ideal as storage. The property is being sold with vacant possession and has excellent potential for use as a residential accommodation subject to the relevant planning.

Zoning / Planning:

The property is subject to a lease of 33 years from 24th February 1994 which has currently lapsed. The property is zoned "City Centre Commercial Core Area" in the Cork City Development Plan.

Services:

Electricity, main water and sewerage
Rates: TBA Insurance: TBA

Title:

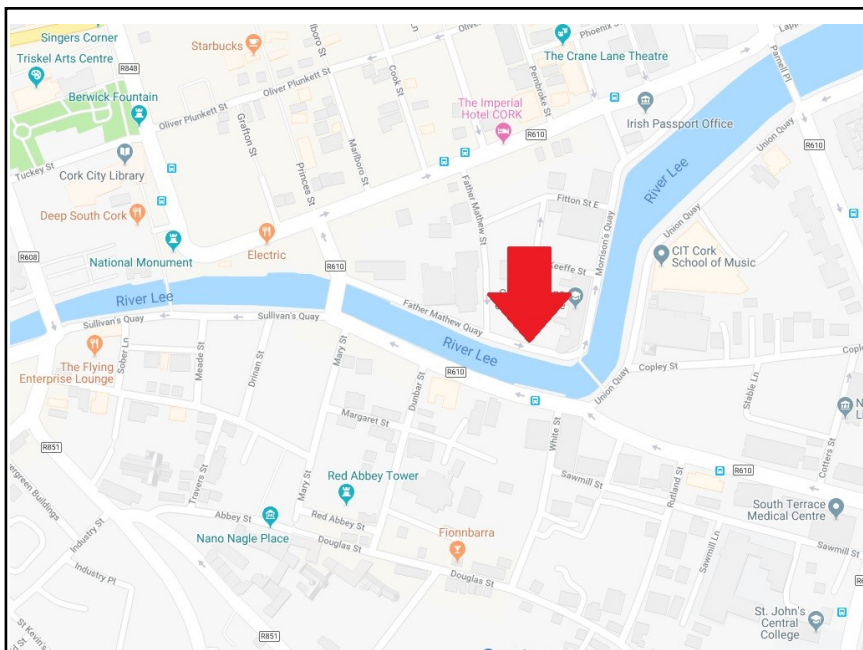
Freehold Title

Viewing:

Strictly by Appointment with the Joint Agents

Advised Market Value:

€495,000



CONDITIONS TO BE NOTED

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
- In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail