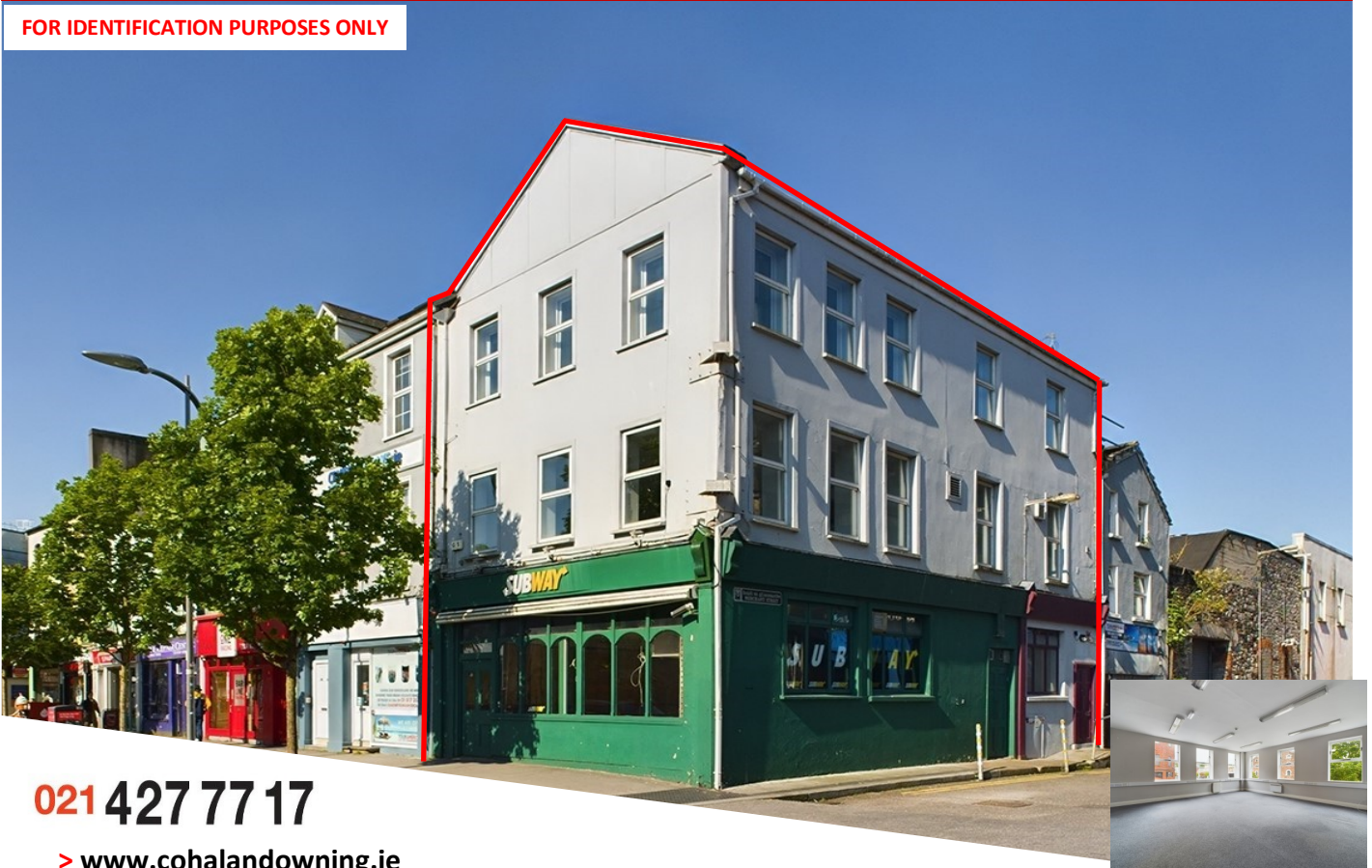


# 32 Parnell Place, Cork City Centre. T12 YR81

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

> [www.cohalandowning.ie](http://www.cohalandowning.ie)

An imposing end terrace building extending to some 2,975 sq. ft. ideally located fronting Parnell Place, immediately adjacent to Oliver Plunkett Street, Maylor Street, South Mall and Lapps Quay which together form part of the Cork City's Central Business District.

No 32 is very well presented having most recently been in use as a self contained ground floor Café/ sandwich bar (Subway) with two upper floors of well appointed office accommodation, which are independently accessed from Merchant Street and ready for immediate occupation, if desired.

This landmark building (historically known as Mulligans Bar) boasts an abundance of natural light given its strategic end terrace location adjacent to Oliver Plunkett Street and Patrick Street and a host of retail offerings, professional services, hospitality and entertainment venues. It is also adjacent to the Central Bus Station and the new pedestrian bridge linking Merchants Quay with Patricks Quay and the vibrant Victorian Quarter of MacCurtain Street.

No 32 is available to purchase with vacant possession and **FULL PLANNING PERMISSION (Ref: 21/40281)** for the change of use of existing first and second floor offices to 1 No. 2 bed apartment at first floor level, and 1 No. 2 bed apartment at second floor level, representing an exciting 'Asset Management'/ Development/ Investment opportunity to generate rental income. The property may also suit alternative uses, **SPP**.

The spacious and versatile accommodation is in excellent condition and constructed with concrete upper floors, which should make the conversion to the granted residential use very straightforward.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE**

**Location:**

The property is centrally situated in Cork city centre, one block east of the city’s main retail thoroughfare, Patrick Street and within a short walking distance of South Mall and Lapp’s Quay. Cork city central bus station and Merchants Quay Shopping Centre and multistorey car park are located immediately to the north. Other neighbouring occupiers include The Welcome Inn, The Poor Relation, The Maldron Hotel, UCC School of Business, Cameron Bakery, PC Maestro, and Bar One Racing. The recent public realm enhancements at Parnell Place have positively raised the profile of the area.



**Accommodation:**

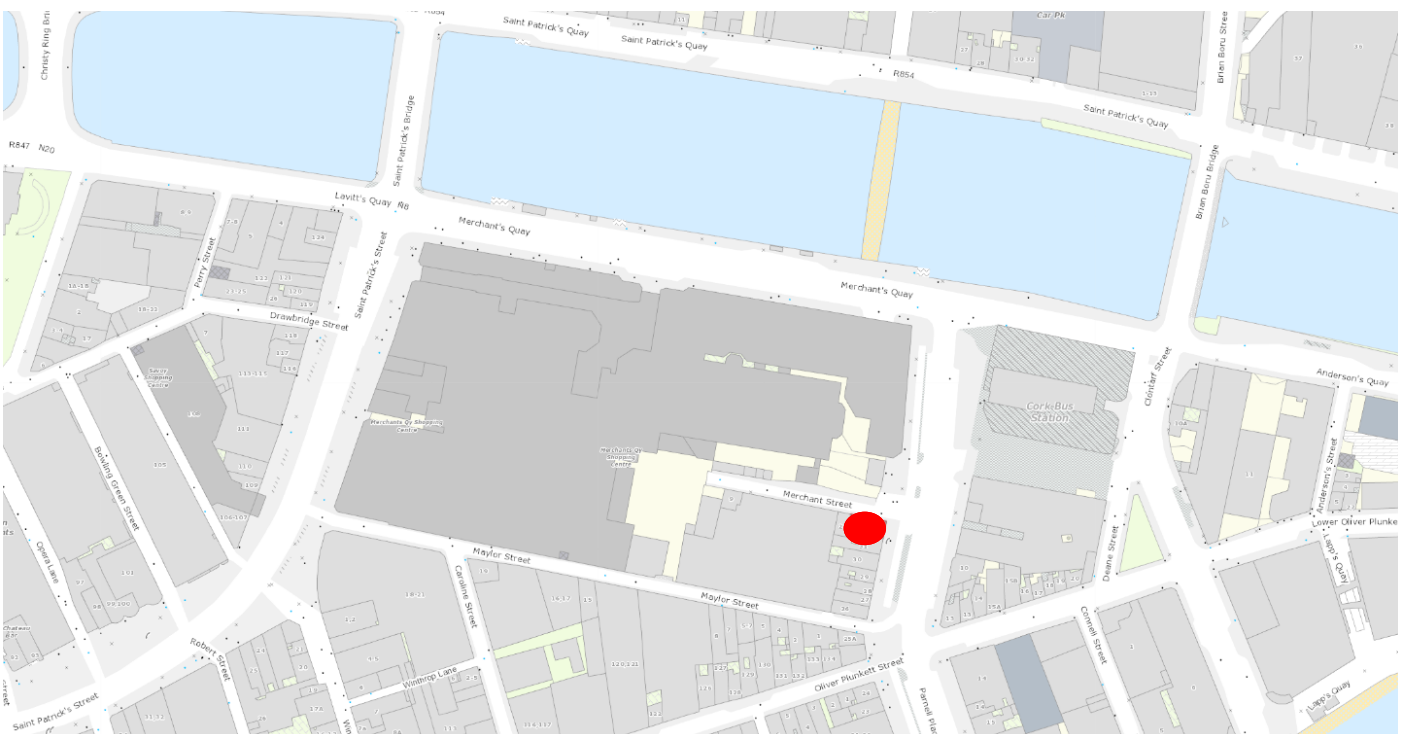
| FLOOR   | SQM          | SQFT         |
|---|--------------|--------------|
| Ground - Café / Sandwich Bar (Former Subway)      | 88.3         | 950          |
| First - Office with Planning for 2 bed apartment  | 70.6         | 760          |
| Second - Office with Planning for 2 bed apartment | 81.3         | 875          |
| Attic (Storage Only)                              | 36.2         | 390          |
| <b>Total Floor Area Approx</b>                    | <b>276.4</b> | <b>2,975</b> |

**Viewing:** Strictly by Appointment with Sole Agents

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