

**FOR SALE - FORMER RESTAURANT & OFFICES**

**REFURBISHMENT/ MIXED USE POTENTIAL**

Outlines - Indicative Only

 Cohalan  
Downing



**8 BRIDGE STREET, VICTORIAN QUARTER, CORK CITY. T23 CA49**





## ABOUT THE PROPERTY

Substantial building extending to 3,200 sq.ft (297 sq.m) approx.

Enviably located in the bustling Victorian Quarter of Cork City centre which has been transformed by an extensive array of recent public realm improvements

Former Restaurant Use at Basement & Ground Floor (closed since 2020)

Three floors of office accommodation overhead (vacant since May 2025) with separate access from Bridge Street.

8 Bridge Street is noted on the Record of Protected Structures Ref PS010 and is also noted on the National Built Heritage Service Website

The subject property requires significant refurbishment and upgrading throughout, yet offers substantial scope for an attractive mixed use refurbishment project/ investment.



### LOCATION

No. 8 Bridge Street is located to the north of St. Patrick's Bridge in the heart of Cork city centre which links St. Patrick's Street with MacCurtain Street and acts as a major conduit between the north and south city centre quays. Ground floors along Bridge Street are primarily in F&B or retail use, with a mixture of commercial and residential accommodation throughout the upper floor levels.

This prime location enjoys very high volumes of both pedestrian and vehicular traffic and Bridge Street has been a major part of the MacCurtain Street Public Transport Improvement Scheme, which has helped to create a more sustainable transport system in the City.

The subject is situated on the east side of Bridge Street, between its junctions with St Patricks Quay and MacCurtain Street. Adjoining commercial occupiers include household names such as Paddywagon Tours, Paladar, Unbound, da Mirco, Vibes & Scribes, Cork Coffee Roasters, Gallaghers and Falveys Pharmacy.

Rounding the corner on to MacCurtain Street are an endless list of established occupiers such as the Metropole Hotel, Son of a Bun, Priory Coffee Co., Golden Elephant, Everyman Palace, The Shelbourne Bar, Isaacs, Cask, Glass Curtain, Dan Lowrey's, Thompsons, 5 Points Café, Brú, Greenes and Sakura, to name only a few.



## DESCRIPTION & ACCOMMODATION

- > The property comprises a substantial and well positioned mid-terrace building laid out over basement, ground, first, second & third floors and extends to some 3,200 sq.ft approx.
- > Available with Vacant Possession, the property previously operated as an own door restaurant (Gourmet Burger Bistro, which ceased trading over 5 years ago) at ground floor level with a basement level commercial kitchen servicing the ground floor dining area by way of 'dumb waiter'.
- > Ancillary services such as patron W.C's, staff areas and dry stores are also situated at basement level .
- > The upper floors, which are independently accessed from the street level pedestrian door shared with No. 7 Bridge Street, were previously in use as office accommodation and vacated in May 2025.
- > The upper floors are laid out in a relatively uniform fashion of a room to the front and a room to the rear, with each floor benefitting from a W.C and W.H.B
- > The majority of the windows in the front elevation are single glazed, timber framed, sliding sash, all of which appear to require servicing and repair.
- > The entire property is now offered for sale with Vacant Possession and will require substantial modernisation, refurbishment and upgrading works throughout.
- > 8 Bridge Street is noted on the Record of Protected Structures Ref PS010 and is also noted on the National Built Heritage Service Website
- > The land use Zoning objective under the Cork City Development Plan 2022-2028 is ZO 5 City Centre.

Floor	Sqm	Sq Ft
Basement	64.57	695
Ground	61.78	665
First	54.81	590
Second	58.52	630
Third	57.60	620
<b>Total Approx.</b>	<b>297.28</b>	<b>3,200</b>





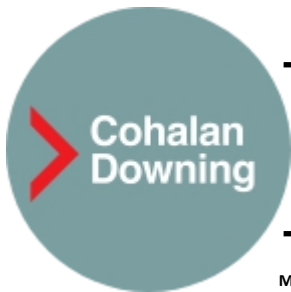
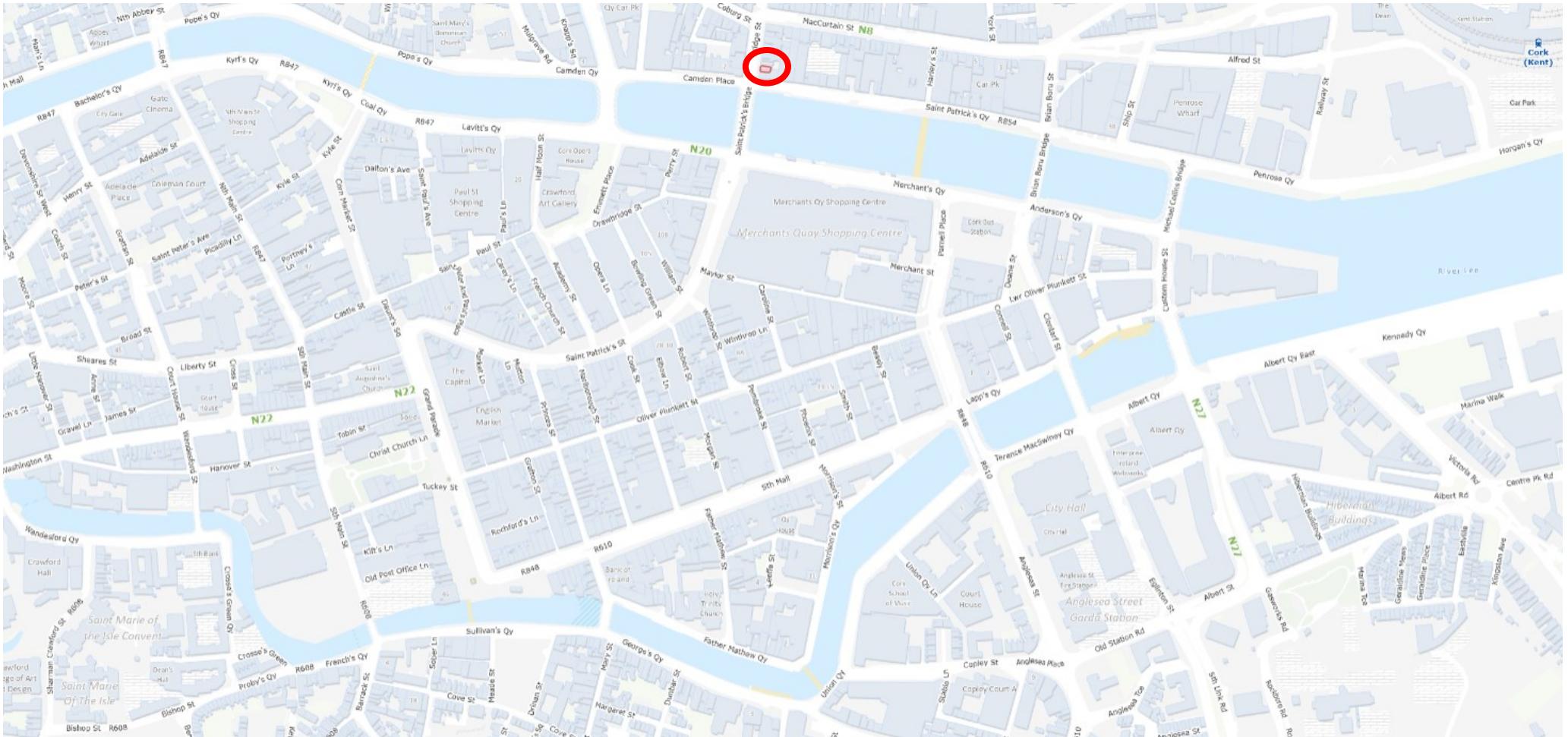








## LOCATION MAP WITH PROPERTY INDICATED IN RED (Guidance Only)



### For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

### Cohalan Downing

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**BER EXEMPT**

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