

FOR SALE BY PRIVATE TREATY

(Tenants not affected)



# Apartments 58-75

Block C | Knapp's Square,  
Mulgrave Road | Cork City

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY





Opera Lane

St. Patrick's Street

N20



## Apartments 58-75

### INVESTMENT HIGHLIGHTS



Prime City Centre Residential Investment Opportunity



18 high quality modern apartments comprising a mix of two and three bed units.



Developed c. 2006 and occupies a prominent location in the heart of Cork City Centre



Set in a secure gated complex.



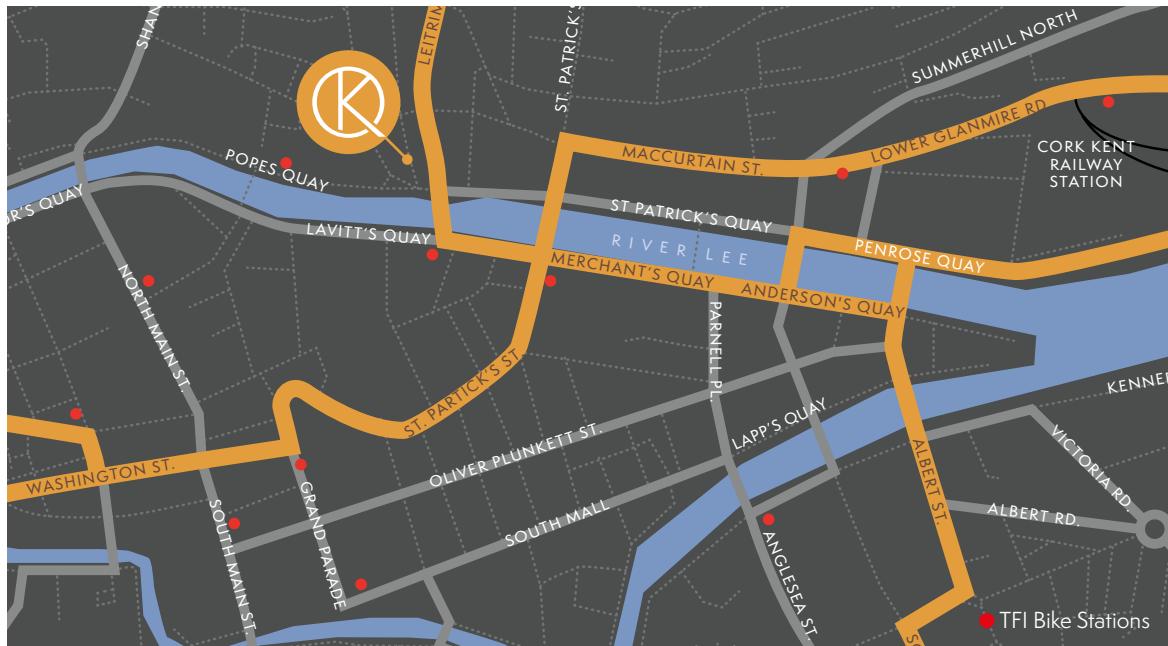
Fully occupied and producing a gross rent of €291,168 per annum

## LOCATION

Knapps Square is centrally located on the northern channel of the River Lee approximately 500m north of St Patrick's Street, Cork's main retail thoroughfare, and immediately west of the N20 Road which connects Cork City with Limerick City.

The development is situated within walking distance of cultural landmarks and amenities including Cork Opera House, Crawford Art Gallery and the English Market. The property also enjoys the advantages of its proximity to the Victorian Quarter / MacCurtain Street a vibrant district of shops, cafes, restaurants and bars.

The property is highly accessible with convenient access to public transport options including Cork Bus Station, Cork Kent railway station and TFI Bike Stations. The planned Cork Light Railway project will further enhance accessibility.



## ABOUT CORK

Cork is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services. Knapps Square is ideally positioned within the vicinity of notable employers including Apple European headquarters, Heineken Ireland, Mercy University Hospital and the Tyndall National Institute. The property is also conveniently located within walking distance of University College Cork.

Cork is Ireland's second largest city with a population of approximately 220,000 in the wider metropolitan area. Cork is a key location for global investment with a strong presence of multinational companies in technology, pharmaceuticals, financial services and life sciences.

220,000  
Population



## THE OPPORTUNITY

The subject property comprises 18 no. apartments made up of 17 no. two bed apartments and 1 no. three bed apartment. Designed by Boyd Barrett Murphy O'Connor Architects and developed by Cumnor Construction in 2005, the apartments form part of a larger purpose built apartment development known as Knapps Square, comprising 93 apartments contained within four blocks all overlooking a central pedestrian courtyard with a secure refuse store and bike store.

The apartments are of a generous size and finished to a high standard. The accommodation consists of 9 two bed apartments approx. 592 sq.ft., 8 two bed apartments approx. 646 sq.ft., and 1 three bed apartment approx. 733 sq.ft.

The subject apartments are laid out over first to fifth floors and are contained in Block C, a seven-storey block to the northeast of the development. The scheme is accessed through a secure gated entrance off Knapps Square.

\*The ground and first floor units do not form a part of the sale.



## SPECIFICATIONS

Each apartment has a private balcony

Fitted kitchens with granite worktops

Fully fitted wardrobes in bedrooms

Lift access serving all floors

All apartments have video intercom systems linked to the front door



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### ACCOMMODATION AND TENANCY DETAILS

Apartment No.	Floor	Type	Area (Sq. Ft)	Term Start Date	€ Rent Per Month	€ Rent Pa
58	First	2 bed apartment	592	10.07.2023	1,356	16,272
59	First	2 bed apartment	592	12.06.2019	1,321	15,852
60	First	2 bed apartment	646	05.10.2020	1,331	15,972
61	First	2 bed apartment	646	25.10.2024	1,152	13,824
62	Second	2 bed apartment	592	29.03.2022	1,324	15,888
63	Second	2 bed apartment	592	20.10.2017	1,271	15,252
64	Second	2 bed apartment	646	09.11.2015	1,322	15,864
65	Second	2 bed apartment	646	28.08.2020	1,346	16,152
66	Third	2 bed apartment	592	07.05.2024	1,389	16,668
67	Third	2 bed apartment	592	08.02.2021	1,353	16,236
68	Third	2 bed apartment	646	12.10.2024	1,185	14,220
69	Third	2 bed apartment	646	02.10.2020	1,389	16,668
70	Fourth	2 bed apartment	592	14.08.2020	1,272	15,264
71	Fourth	2 bed apartment	592	21.01.2019	1,322	15,864
72	Fourth	2 bed apartment	646	08.09.2025	1,431	17,172
73	Fourth	2 bed apartment	646	01.09.2025	1,428	17,136
74	Fifth	3 bed apartment	733	02.02.2018	1,702	20,424
75	Fifth	2 bed apartment	592	11.05.2023	1,428	16,440
TOTAL						€ 291,168

\*Further tenancy details and covenant information available on request.



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## FURTHER INFORMATION

<https://knappssquareapartments.com>

### METHOD OF SALE

The property is for sale by Private Treaty

### PRICE

€4,600,000

### TITLE

Long leasehold

### VIEWINGS

Strictly by appointment with sole selling agent Sherry FitzGerald Commercial

### SOLICITOR

Orbitus Group,  
Penrose Wharf Business Centre,  
Alfred Street,  
Cork

### BER



Full Building Energy Rating certificates and advisory reports are available on request.

## AGENT



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