



Former Joyce's Coal Shop

Upper Fairhill, Cork, T23 K242

Former Residential Shop with FPP for 3 Apartments

143 sq m
(1,539.24 sq ft)

- Planning Permission Ref 24/42920
- Fire Safety Cert Ref: FSC 2408063CY
- Ease of Access for Construction Work
- Excellent Rental Yields Available
- Ideal Opportunity for Builders and Developers

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Summary

Available Size	143 sq m
Price	Offers in excess of €250,000
Rates Payable	€1,641.80 per annum
Legal Fees	Each party to bear their own costs
BER Rating	E2 (801054545)

Description

Excellent redevelopment opportunity. The property comprises a former retail shop and overhead living accommodation with garage to the side. The property is in a poor state of repair and has recently received Planning Permission for redevelopment into 3 no. one bedroom apartments with ancillary parking. The property is situated in an area with proven rental demand and makes this an ideal investment opportunity for developers and builders.

Location

The subject property is prominently situated on the northern side of Cork City, fronting onto Upper Fairhill, a well-established residential and commercial area. Located approximately 2.5 km north of Cork City Centre, the property benefits from excellent accessibility and visibility in a mature suburban setting.

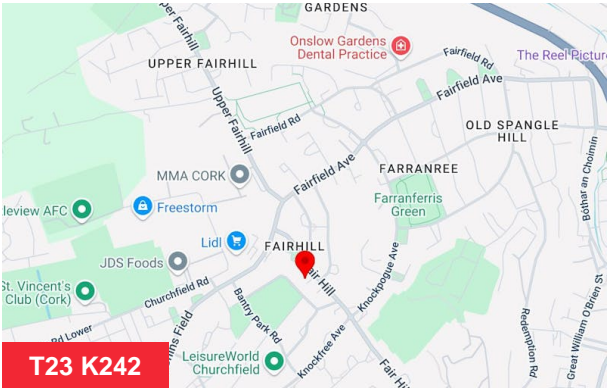
The surrounding area comprises a mix of residential housing, local retail outlets, schools, and community services, contributing to a strong local catchment and steady footfall.

Title

Freehold

Further Information / Viewing

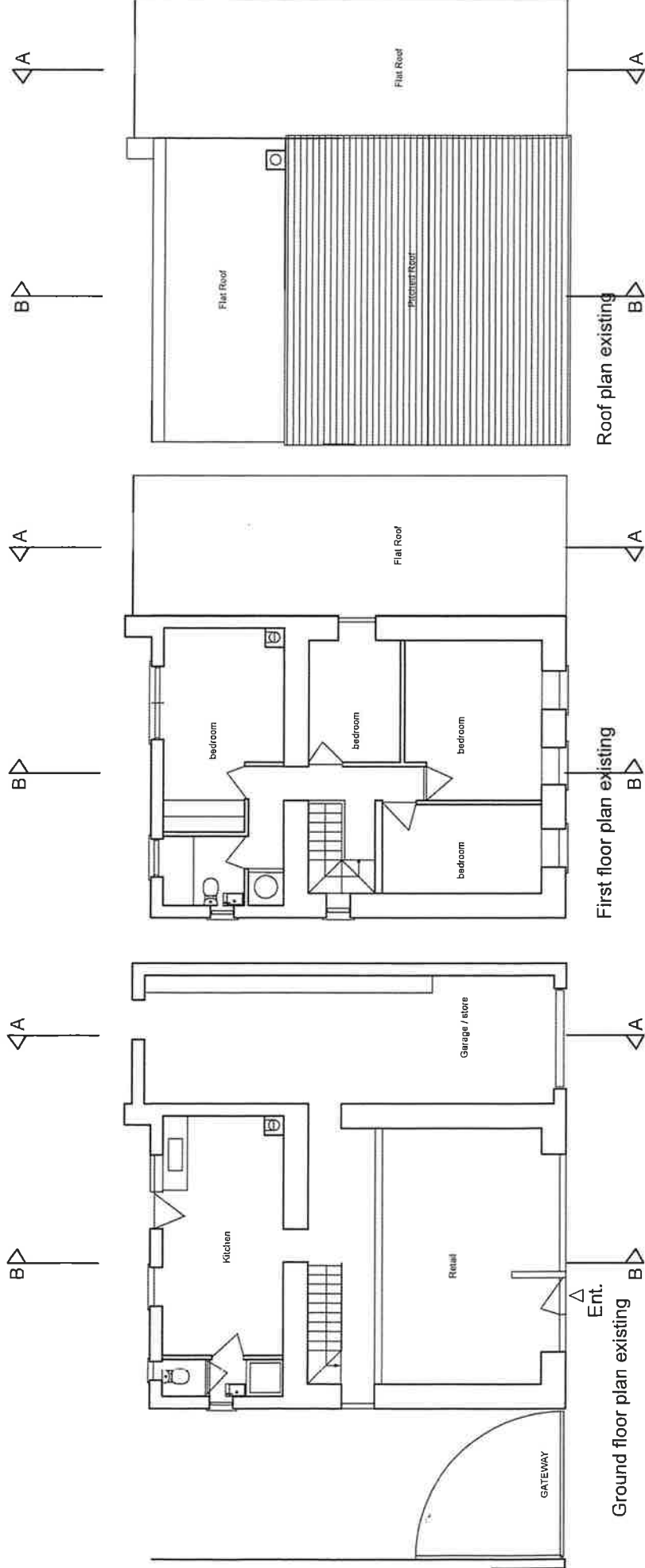
Viewing strictly by appointment with Lisney Commercial Real Estate or with joint agents ERA Downey McCarthy.



Viewing & Further Information



Gerard O'Callaghan
0872886067
gocallaghan@lisney.com



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MAGEE CREEDON
ARCHITECTS

11 NORTH ABBEY STREET, Tel: 021 493 27 02
NORTH GATE BRIDGE,
CORK, T23 Y1Y1

email: mail@mageecreedon.com

REV/ DATE: DESCRIPTION:

INIT:

CLIENT:
Southface Ltd.

CONTRACT:
3 no. Apartments Fairhill Cork.

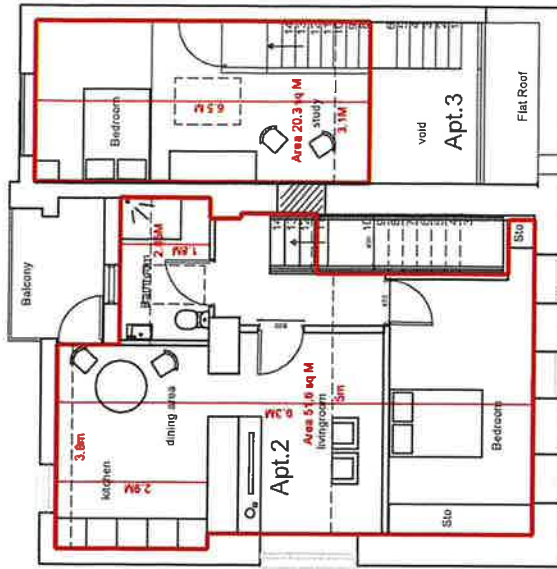
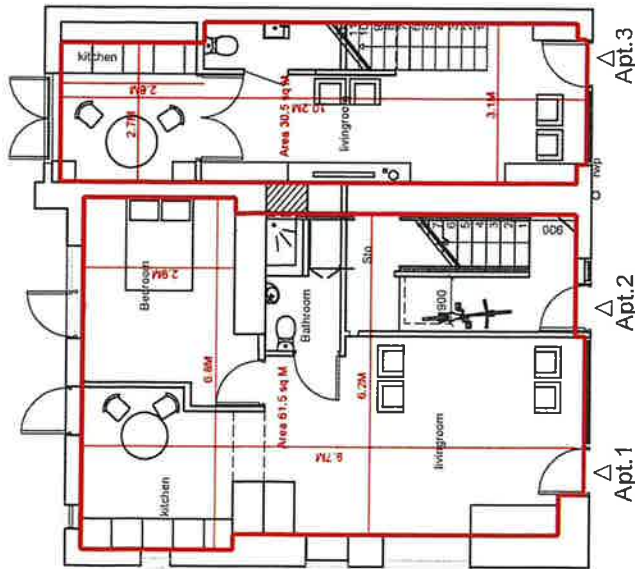
TITLE:
Existing Plans

DATE:

REV:

DWG NO:
2402-S-200

SCALE:
1:100@A3



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ARCHITECTS

11 NORTH ABBEY STREET, Tel: 021 493 27 02
NORTH GATE BRIDGE,
CORK, T23 Y151
email: mail@mageecreedon.com

REV: DATE: DESCRIPTION:

A JAN25 Door swings changed AP3

CLIENT:
Southface Ltd.

CONTRACT:
3 No. Apartments Fairhill

TITLE:
Area calculations

DATE:
Nov 24

DWG NO.:
2402-F-500

REV: A

SCALE:
1:100@A3