



Cohalan Downing

**FORMER OFFICE BUILDING
ON SITE OF 0.14 ACRES APPROX.**

Pinewood, Curraheen Road, Bishopstown, Cork

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

www.cdacork.com

Former office building extending to over 2,800 sq.ft approx. between 2 floors and an attic.

While the property would benefit from upgrading it occupies a prominent profile site of 0.14 acres approx.

The property benefits from on site car parking with gardens front and rear.

The property is well located adjacent to major commercial occupiers such as C.U.H., Wilton Shopping Centre, AIB, Dunnes Stores, etc. with some adjoining buildings having been converted from residential uses to commercial uses.

The size and location of the subject property would make it suited to a multitude of alternative uses (Subject to PP)



Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

ACCOMMODATION

FLOOR	SQM	SQFT
Ground	107.02	1,152
First	88.26	950
Attic	67.82	730
TOTAL AREA	263.1	2,832

DESCRIPTION	ACRES	HECTARCES
TOTAL ACEARGE APPROX.	0.14	0.057

LOCATION

The property is located on the Curraheen Road in the western suburbs of Cork city approximately 3 kilometres from the City Centre.

DESCRIPTION

The property comprises a dated office building with some on site car parking. The internal accommodation is laid out over ground and first floor with an attic conversion and a small ground floor rear extension.

PLANNING

Planning was previously granted on the site with a subsequent extension of duration permitted "To demolish existing three storey office building and construct a new three storey retail/office building consisting of ground floor retail and first/second floor office including provision of basement car parking, surface car parking and all associated site works " TP Ref 08/33151.

ZONING

Zoned under the Cork City Development Plan 2015-2021 the property is zoned **ZO – 9 Neighbourhood Centres** with an objective to protect, provide for and/ or improve the retail function of neighbourhood centres and provide a focus for local services.

BER D1



Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan E-mail: rcoughlan@cdacork.com

Or

Maurice Cohalan E-mail: mcohalan@cdacork.com

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

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LICENCE NO. 001641

