

20 HANOVER STREET, CORK T12 YRY1



FOR SALE BY PRIVATE TREATY

- > Substantial city centre mixed use building adjacent to Washington Street.
- > Fronting Hanover Street close to its junction with Wandesford Street and overlooking the south channel of the River Lee to the rear.
- > Building is in two main sections: a residential apartment and a warehouse
- > A three storey front block with a ground floor access to a four bed apartment of approx. 91 SqM (985 SqFt). Current rent of €32,400 per annum.
- > Rear two storey warehouse block of approx. 494 SqM (5,323 SqFt) which is currently vacant. Accessed from Hanover Street via a pedestrian door and also via a gated laneway on the eastern side with a registered right of way.
- > Zoned “city centre”, potential to redevelop for various uses including residential.

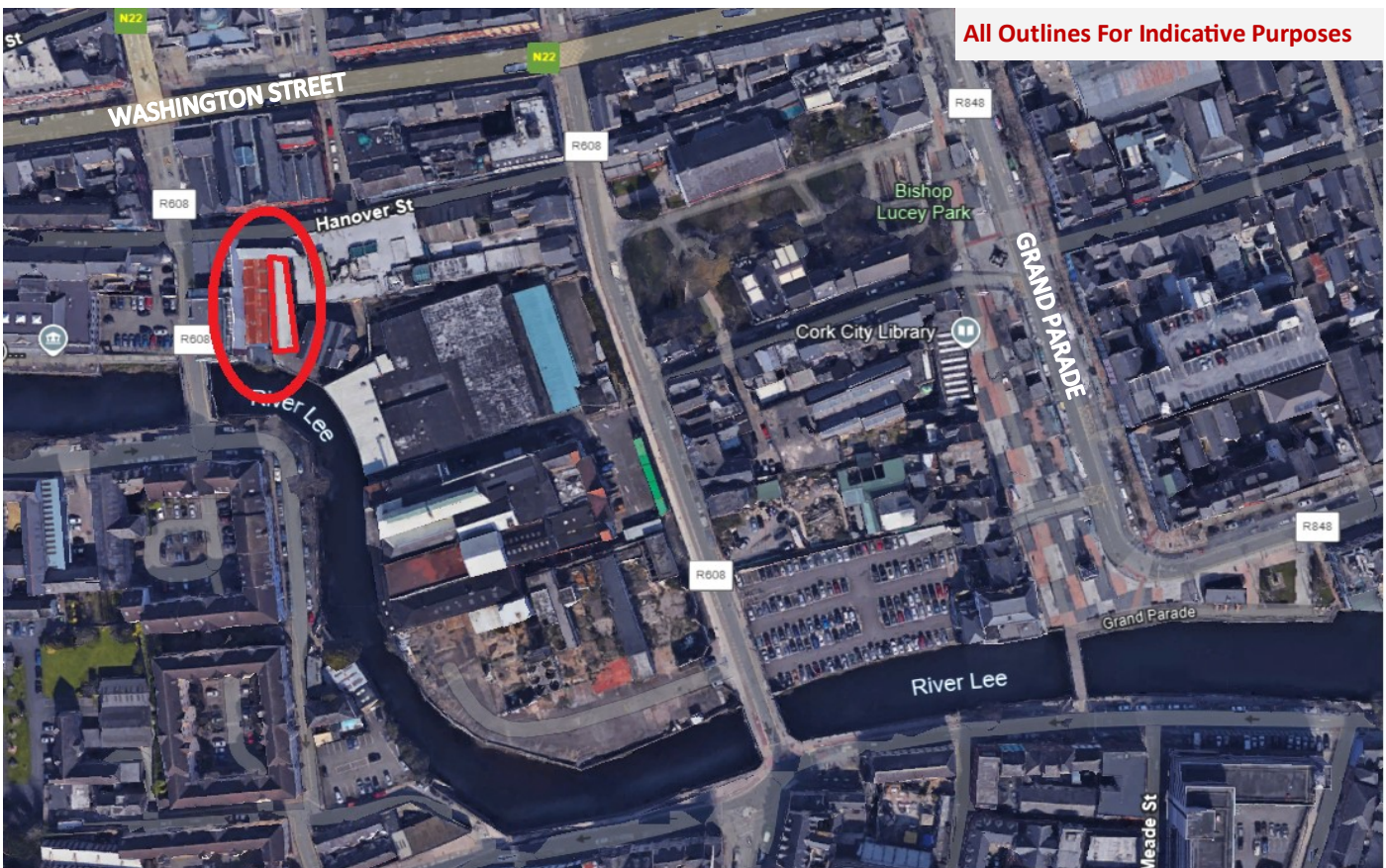
Guide Sale Price: €700,000

Viewings Strictly By Appointment With Sole Agency

Zoning/ Planning Permission : Situated in an area zoned “city centre” in the Cork City Development Plan 2022. The zoning objective is to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed use centre for community, economic, civic, cultural and residential growth. Primary uses in this zone include but are not limited to retail, residential uses, community uses, offices, hotels, cultural and leisure facilities, education and healthcare institutions and facilities.

Planning permission for a three storey to the front and five storey to the rear office building of approx. 1,120 SqM with a ground floor café/ wine bar of 68 SqM. Planning ref. 1838175 granted on 23/09/2019.

Location: The property is centrally situated in Cork city centre on the southern side of Hanover Street, adjacent to Washington Street and close to the junction with Wandesford Street. It overlooks the south channel of the River Lee to the rear. The property is strategically located within a 2 minute walk of Grand Parade and just under a 10 minute walk to the main UCC campus. It is to the north of Brewery Quarter where a decision on additional state funding for the Cork Events Centre is awaited. Bishop Lucey Park is closeby to the east and the park is currently being redeveloped by Cork City Council to provide improved access, new seating and an events pavilion and plaza.



Description: The property comprises a substantial mixed use building in two main sections : a residential apartment and a warehouse. The front block is three storey fronting Hanover Street with a ground floor access to a four bedroom apartment spread across the first and second floors. The apartment provides a good standard of accommodation and it is laid out with a living/ dining/ kitchen area, bedroom and shower room on the first floor with three bedrooms, one of which is ensuite and a toilet on the second floor.

The rear two storey warehouse block is currently laid out as storage with pedestrian access from Hanover Street and also via a gated laneway on the eastern side with a registered right of way. This rear south facing block is constructed with brick walls and it benefits from good natural light. There is loading door and steel roller shutter access from the laneway.

Title: Freehold title contained in folio CK56518F.



Accommodation:

Floor	Description	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	Front entrance, warehouse/ storage in three main sections	250.37	2,695
First Floor	Warehouse/ storage	244.14	2,628
First/Second Floor	Four bed apartment with four bedrooms, one of which is ensuite, living/ dining/ kitchen area, shower room and toilet	91	985
Total		585.51	6,308

For Further Information Please Contact The Sole Selling Agents:

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