

## **BULL McCABES**

**Kinsale Road, Ballycurreen, Cork. T12 K032.**



FOR IDENTIFICATION PURPOSES ONLY

**021 427 77 17**

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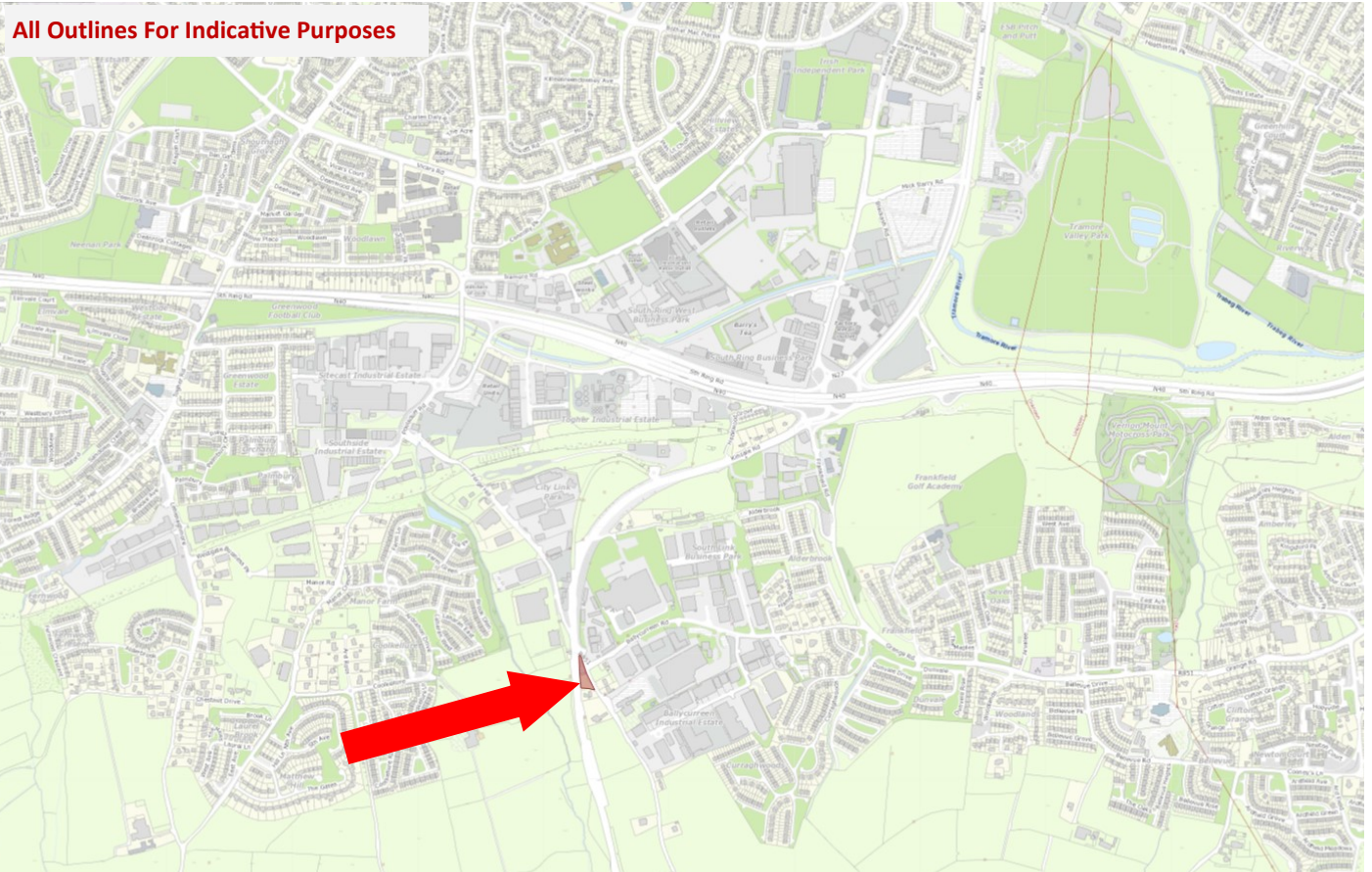
- > A great opportunity to acquire a substantial and long-established Public House/ Restaurant premises in a very high profile location with some 90m frontage on to the Kinsale Road (N27) linking Cork city to the Airport and Kinsale.
- > The site extends to some 0.4 acres with on site parking for 30 cars approx.
- > Located close to a number of large commercial parks/ employment hubs with a significant surrounding residential catchment.
- > The building extends to some 3,880 sq.ft over 2 floors and presently has seating for approx. 130 patrons with a fully fitted kitchen, carvery counter & sandwich bar, etc.
- > There has been a public house on this site since the 19<sup>th</sup> Century with Bull McCabes replacing the O'Halloran's Friendship Bar in 1998.
- > Recent grant of planning for high density residential development in the area.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE BY PRIVATE TREATY**



**Location:** The property is located on Kinsale Road (N27) approximately 4 kms south of Cork City adjacent to the Kinsale Road Roundabout which connects the city centre with Cork International Airport. The immediate area is dominated by commercial users, including Hanleys Garden Centre, Lehane Motors, Dwyers, Cork Lighting & Interiors and Musgraves, with a significant surrounding residential catchment. This is a very convenient location within approx. 2 kms of Cork International Airport and adjacent to all main arterial routes.



**Description:** The property comprises a substantial part single, part 2-storey licensed premises of traditional construction. Internally, the property is extremely well appointed to suit its use as a Gastro Pub (130 Patrons) with a fully fitted commercial kitchen, imposing traditional bar counter and bar back, food service area, dining areas, cold room, dry stores, patron toilets and ancillary staff areas.

This unique premises is full of character with exposed brick walls, and a combination of traditional timber and tiled floors. The main bar area benefits from a 5.8m vaulted ceiling, finished with exposed wooden trusses which creates a bright and airy atmosphere for patrons to enjoy.

Externally, the property benefits for a side patio with retractable awning and a large private car park with provision for 30 cars approx.

The site, which has undeniable future potential, extends to some 0.4 acres (0.16ha) and is zoned **ZO 01, Sustainable Residential Neighbourhoods** under the Cork City Development Plan 2022-2028 which has an objective to 'Protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'.

<b>Accommodation:</b>	<b>Gross Internal Floor Area</b>	<b>Sq. M Approx.</b>	<b>Sq. Ft Approx.</b>
Ground Floor		288	3,100
First Floor		72.5	780
<b>Total Area (approx.)</b>		<b>360.5</b>	<b>3,880</b>

*\*\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*









**Solicitor:** Kieran Moran, JRAP O'Meara, 89/90 South Mall, Cork. T12 RPP0 P) 021 427 7444

**Viewing:** Strictly by prior appointment with Sole Agents;

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