

6 & 7 KYLE STREET, CORK CITY. T12 XN20



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- > A fantastic opportunity to acquire two interconnected three storey properties with over 30ft of frontage to Kyle Street in the heart of Cork City Centre, with vacant possession.
- > The property has been owner occupied and trading as Kilgrews Cycle for many years (owners impending retirement is cause for sale). The ground floor is currently in retail use with additional storage/ workshop space overhead in disused residential accommodation.
- > No 6&7 Kyle Street would benefit from refurbishment and upgrading, however, the property provides obvious scope for a new purchaser to redevelop the premises in to a multi-let mixed use investment or perhaps convert the property back into 2 independent townhouses. (SPP)
- > This substantial property extends to some 2,500 sq.ft approx. with 2 independent pedestrian doors to Kyle Street.
- > The property is listed on the Record of Protected Structures: **Ref. No PS988 & PS989**

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location:

The property fronts Kyle Street, which links North Main Street with Cornmarket Street, right in the heart of Cork City centre. This central location means employment hubs and services in areas such as Patrick Street, Washington Street, Grand Parade, South Mall, etc are immediately adjacent, along with The Mercy Hospital, UCC and the planned Events Centre.

Description:

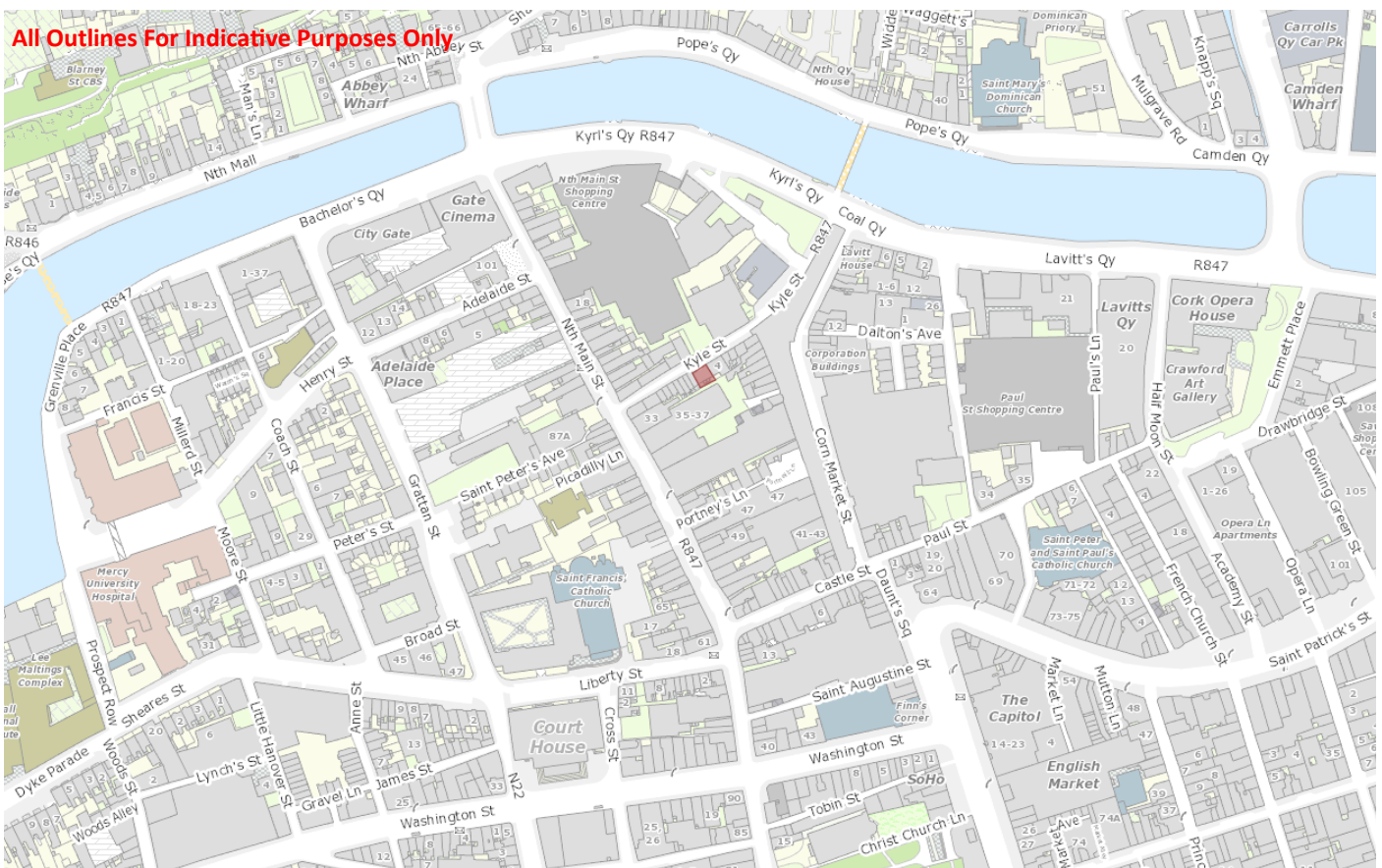
The property has traded successfully as a bike shop for many years. The owner is now preparing for retirement and the property is offered for sale with vacant possession on completion. Originally developed as 2 buildings and capable of reinstatement as such. The current accommodation provides a retail showroom spanning the entire ground floor to include a single storey flat roof extension which is enclosing a former rear yard area. The upper floors are used as workshop space and storage. Historically, the upper floors would have been in residential use.

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Accommodation:

Floor	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	102.2	1,100
First Floor	65.03	700
Second Floor	65.03	700
Total Area**	232.26	2,500

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



Solicitor: Mr Frank Joyce of Frank Joyce & Co, Solicitors, Cork. **P)** 021-4251700

Viewing:

Strictly by prior appointment with;

Rob Coughlan

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