

**36 MARLBORO STREET, CORK CITY. T12 WT29**



**021 427 77 17**

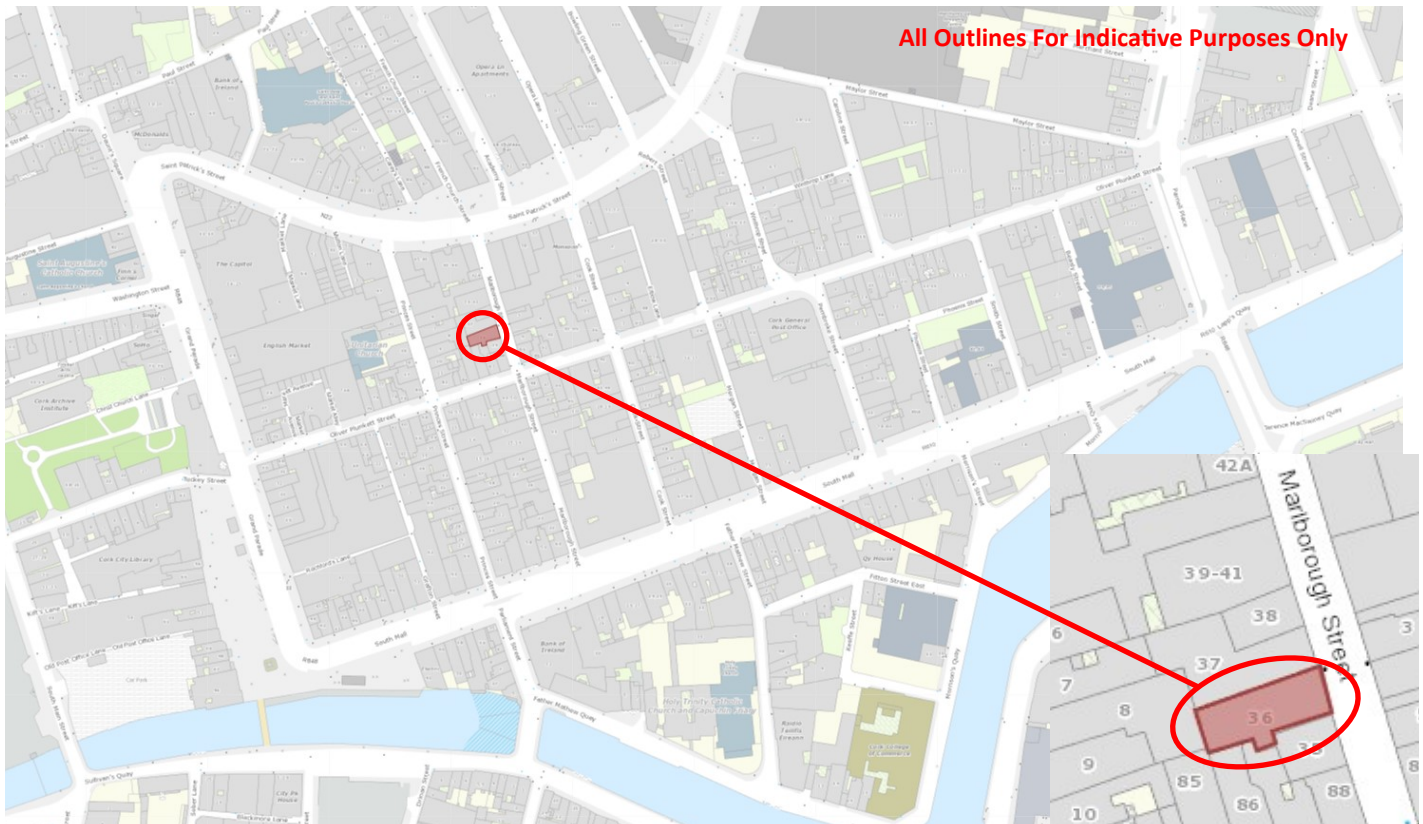
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- > A fantastic opportunity to acquire this landmark, four storey plus attic property with some 20ft of frontage to Marlboro Street in the heart of Cork City Centre, with vacant possession.
- > The property has been owner occupied and trading as John O'Flynn & Sons, Master Butchers for over 40 years (owners retirement is cause for sale). The ground floor is currently in retail use with additional staff, storage and administrative areas overhead.
- > The 1,020 sq.ft ground floor of No. 36 exudes character and charm with its open plan layout and unmistakably vibrant and inviting double bay shop façade.
- > The upper floors of the building provide an additional 2,020 sq.ft of accommodation which was somewhat surplus to requirements for the vacating occupier. These upper floors present scope and opportunity to refurbish, remodel and renew this under utilised space. The upper floors may also have residential potential, subject to planning, consents, etc.
- > Viewing is a must for this trophy property which extends to some 3,040 sq.ft and is a revered part of Cork City's retail history.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE BY PRIVATE TREATY**

**Location:** No 36 fronts Marlboro Street, which links Oliver Plunkett Street with Patrick Street, right in the heart of Cork City centre. This pedestrianised throughfare is home to a host occupiers such as Tony's Menswear, MetroMan Barbers & Grooming, Tudor Casino, O'Donovans Off Licence, Nosta Restaurant, The Thomond Bar, and Ladbrokes. This is an extremely central location providing access to employment hubs and services in areas such as Patrick Street, Oliver Plunkett Street, Winthrop Street, Washington Street, Grand Parade, South Mall, Lapps Quay, Lavitts Quay, Horgans Quay, Penrose Dock, Albert Quay and Navigation Square.



**Accommodation:**

Floor	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	94.76	1,020
First Floor	59.40	640
Second Floor	50.44	543
Third Floor	48.97	527
Fourth Floor/ Attic	28.94	310
<b>Total Area**</b>	<b>282.51</b>	<b>3,040</b>

**Viewing:**

Strictly by prior appointment with Sole Agents;  
**Rob Coughlan**

**Email:** [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)

**Or**

**Brian Olden**

**Email:** [bolden@cohalandowning.ie](mailto:bolden@cohalandowning.ie)

**Solicitor:** Mr Patrick Dorgan of RDJ Solicitors, Cork.

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

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