

THE VIADUCT RESTAURANT & BAR, BANDON ROAD, CHETWYND, CORK. T12 ND34

FOR SALE - BY TENDER - 31st MARCH 2026



OWNER OCCUPIER/ ASSET MANAGEMENT/ DEVELOPMENT POTENTIAL

ABOUT THE PROPERTY

Substantial building extending to 6,950 sq.ft (645.67 sq.m) approx.

Sizeable Site of 2.84 acres (1.15ha) approx. with over 110 metres of profile to the N71 Bandon Road

Immaculate Restaurant & Bar premises with an abundance of car parking and established trade

Significant volumes of daily passing traffic with excellent access and connectivity to multiple main arterial routes

Ample scope and potential to grow the business or perhaps utilise such a strategic location for alternative uses (spp).

The offering includes a 2 bed apartment used for staff accommodation.

Available with full Vacant Possession of the entire on sale completion.



LOCATION

The Viaduct occupies a prominent and well-known position on the western side of Cork City, benefitting from excellent visibility and strong levels of passing traffic fronting the N71 Bandon Road.

This landmark location, set in the shadow of the famous Chetwynd Viaduct, enjoys excellent connectivity, with quick access to Cork City Centre, the South Ring Road network and key suburban areas including Douglas, Wilton, Bishopstown and Model Farm Road along with being on the main arterial route to West Cork.

Set within a mature and busy catchment, surrounded by established residential areas, business parks and major amenities, this is a highly accessible and strategic location while still maintaining its country charm and lush greenery.

Nearby occupiers include, St James Cemetery, Blackwater Motors, Johnson & Perrott Motors, Denis & Mary Ryan Car Sales, O'Brien Storage, O'Brien's Inver Service Station, Circle K, Waterman Tecstar, Absolute and Dunnes Stores with additional densely populated hubs such as CUH, Wilton SC, UCC, MTU and Cork Airport all within an easy commute.

DESCRIPTION & ACCOMMODATION

- > The property comprises an imposing detached licenced premises which is currently laid out as a modern and spacious Café, Bistro, Restaurant, & Bar with a 2 bedroom staff apartment.
- > The overall extends to some 6,950 sq.ft (645 sqm), and is presented in immaculate condition internally and externally having benefitted from a comprehensive refurbishment in 2022.
- > This sizable premises is considerably laid out with an inviting café on arrival which then leads through to the main bar and dining areas and out to the rear courtyard. The serving counters are conveniently positioned wrapping around the fully fitted commercial kitchen to ensure operational efficiencies during the various hours of trade.
- > The offering has an array of external patios and courtyards which facilitates the seamless flow of customers from the main building to the outside areas. It also incorporates all the requisite patron amenities, ancillary services and staff accommodation one would expect in such a modern food & beverage premises.
- > Held under freehold folio **CK74303F**, the property occupies an expansive site of some 2.84 acres (1.15 ha) approx. with over 110 metres of profile to the Bandon Road. The immaculate external approach provides an abundance of car parking to the front and side with over 80 lined spaces and an additional open yard to the rear which has capacity for overflow parking, and potential for future expansion and development or perhaps additional residential accommodation in the form of a hotel, aparthotel or large guest house, SPP.
- > As the owners are now concentrating on other facets of their business portfolio, The Viaduct will be available with vacant possession on sale completion. Given the current 'Turn Key' presentation of this established hospitality premises, it genuinely represents a coveted opportunity for a new operator to acquire the property and continue to build on the decades of established trade enjoyed at this landmark location without a need for any additional refurbishment works, modifications or major capital expenditures.
- > This strategic location, adjacent to the Cork City and County boundary, presents a rare and exciting opportunity for an abundance of additional uses or perhaps alternative uses, SPP.



Accommodation**	Sq M	Sq Ft
Ground Floor	580.64	6,250
First Floor	65.03	700
Total Approx.	645.67	6,950

**Intending purchasers are specifically advised to verify floor areas & undertake their own due diligence.





Cohalan Downing

The Viaduct Restaurant & Bar, Bandon Road, Cork. T12 ND34



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THE PROCESS

The property is offered For Sale by way of **Tender** and all Tenders must be submitted in writing using the Tender document provided through the vendors solicitor. All interested parties are invited to submit their formal Tender no later than **12 noon on Tuesday 31st March 2026** (the “**Tender Date**”). Tenders may be submitted to the offices of Fieldfisher Solicitors who have carriage of sale on behalf of the vendor marked **The Viaduct**. Valid tenders are to be accompanied by a Bank Draft payable to Fieldfisher Solicitors reflecting 10% of the Tender amount. You are fully responsible for the safe and timely delivery of your Tender whether in hard copy format or sent by e-mail and tenders submitted after the deadline may not be considered.

Following submission of your Tender it will be reviewed by the Vendor, their solicitor and advisors. We may request further information from you before a decision is made. If your Tender is accepted it is a **binding contract** and **completion** of the sale shall take place on or before the **29th May 2026**, unless otherwise agreed.

The vendor will not be bound to accept the highest or indeed any Tender submitted for the Property. The vendor reserves the right at their discretion at any time:

- ◆ To sell the Property to any party.
- ◆ To amend, vary, suspend or discontinue the sale of the Property or any part thereof.

All parties engaged in the process do so at their own cost and risk, regardless as to whether the process concludes in a sale, and notwithstanding any amendments to the proposed sale process each party shall bear its own costs of any and all due diligence and in respect of the Proposed Transaction.

We have no authority to bind the Vendor and no agreement shall exist or be deemed to exist and the Vendor shall not be bound in connection with the Proposed Transaction and reserves the right to cancel, vary or suspend the Process.

This document is not to be taken as any form of warranty, undertaking or other commitment or obligation whatsoever on the part of the Vendor, nor any of the servants or agents of the Vendor to proceed with the Proposed Transaction. **Further details on this process available from the selling agents, Cohalan Downing.**

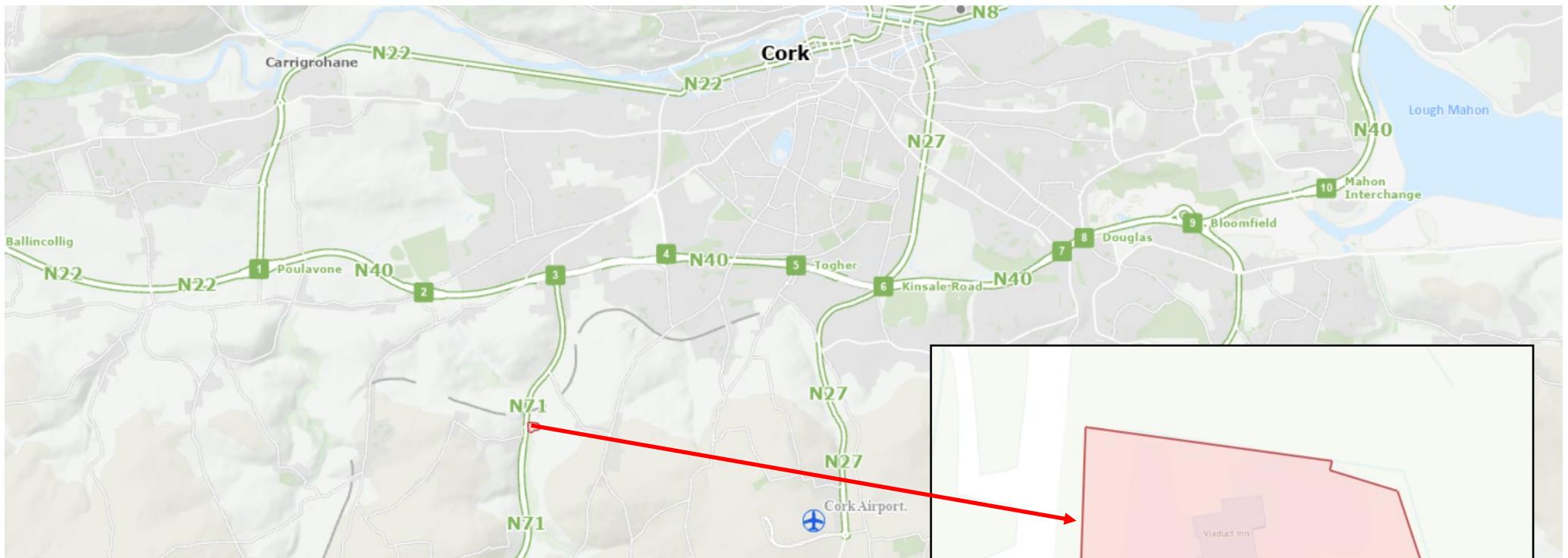


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LOCATION MAP WITH SITE INDICATED IN RED (Guidance Only)



For Further Information:

Rob Coughlan: **M** 086-3264320 **E:** rcoughlan@cohalandowning.ie
Malcolm Tyrrell: **M** 087-2554116 **E:** mtyrrell@cohalandowning.ie

Viewing Strictly by appointment with the sole agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91
Tel: (021) 4277717
Email: info@cohalandowning.ie



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641

