



**Cohalan
Downing**

**Retail/ Refurbishment/
Repurposing Opportunity**
Full Vacant Possession

**28 MARLBORO STREET, (Formerly Ronnie Moore's)
CORK CITY. T12 NW59**



021 427 77 17

> www.cohalandowning.ie

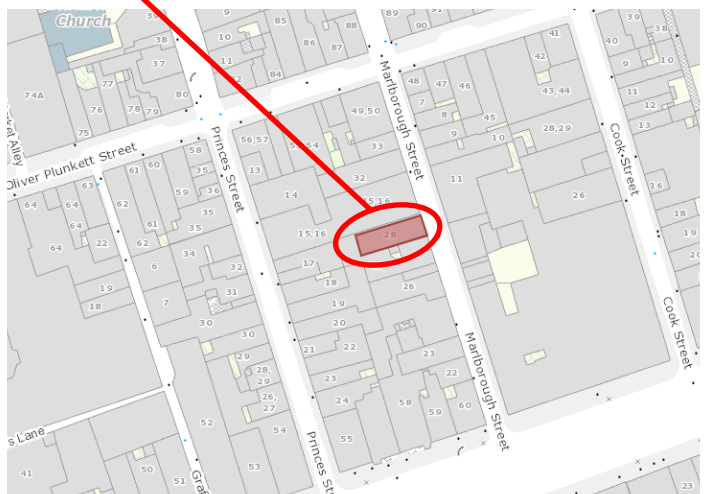
- > A fantastic opportunity to acquire this landmark, three storey property with some 18ft of frontage to Marlboro Street in the heart of Cork City Centre, with vacant possession.
- > The property has been owner occupied and trading as Ronnie Moore's for generations, (location is being retired which is cause for sale). The ground floor and first floor (rear) are currently in retail use with additional staff, storage and administrative areas overhead.
- > The 1,020 sq.ft ground floor of No. 28 is rectangular in shape and provides a versatile open plan layout which may suit all manner of new uses (SPP).
- > The upper floors of the building provide an additional 1,925 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 renowned property which extends to some 2,945 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 28 fronts Marlboro Street, which links South Mall with Oliver Plunkett Street and onwards to Patrick Street, right in the heart of Cork City centre. This popular thoroughfare is home to a host occupiers such as Clancy's Bar, NV Bar, CCBT Cork, Hidden Hearing, YMCA, AIB, Ahmet's Barber Shop, Houston Office Supplies, Carey Murphy & Partners and Cahalane Skuse to name but a few. 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	137.03	1,475
Second Floor	41.81	450
Total Area**	273.60	2,945

Viewing:

Strictly by prior appointment with Sole Agents;
Rob Coughlan
Email: rcoughlan@cohalandowning.ie
Or
Brian Olden
Email: bolden@cohalandowning.ie

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