



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Brochure for Boots Specialities Ltd

PRICE ON APPLICATION



EXCEPTIONAL ITALIAN WHOLESALE AND RETAIL BUSINESS FOR SALE

Gerard O'Callaghan of ERA Downey McCarthy is proud to offer Boot's Specialities Ltd., a long established Italian food distributor and retailer. The business was established in 2004 and distributes high quality Italian food products to restaurants and food service businesses in the greater Cork City area. The business also retails to the general public from its main distribution depot in Forge Hill and also from its dedicated retail store Delitaly located on Marlboro Street in Cork City Centre. The highly profitable business has grown steadily over the years and offers excellent potential for growth through geographic and product line expansion.

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| LOCATIONS

Unit 21 City Link Park, Forge Hill, Cork.

c. 150 sq.m storage and retail outlet with ancillary office and WC.

Tenure:

New 5 year lease in place from August, 2014 paying an annual rent of €18,000 (agreed in February, 2024)

Rateable Valuation €22

5 Marlboro Street, Cork

C.42 sq.m retail unit with ancillary office and WC.

Tenure:

4 year 11 month lease from January, 2023. (Right of Reversion secured) paying an annual rent of €17,000

Rateable Valuation €63.49

| FEATURES

- Well established business with loyal customer base and established supply chain.
- Modern and good quality equipment, fridges and display shelving in both locations.
- Highly profitable business with potential for growth.
- Financial reports, lease details and equipment inventory available on request.



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



| ALL ENQUIRIES TO:

Gerard O'Callaghan MRICS MSCSI
0872886067
gerard@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Mr Daithi O'Donnabhain, Galvin Donegan LLP, 91 South Mall, Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.