

Investment

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For Sale by Private Treaty (Tenants not affected) Berwick House, Blackpool, Cork.



- Located within walking distance of Cork city centre and Blackpool Shopping Centre and Retail Park
- Fully occupied residential units with potential of increasing income with vacant ground floor commercial unit
- Currently producing a gross rent of €83,676 per annum
- Sale includes apartments 2, 6, 7, 8, 11, 14, 15 and 16

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Location

The subject property is located on the eastern side of Great William O'Brien Street, which runs immediately adjacent to Watercourse Road.

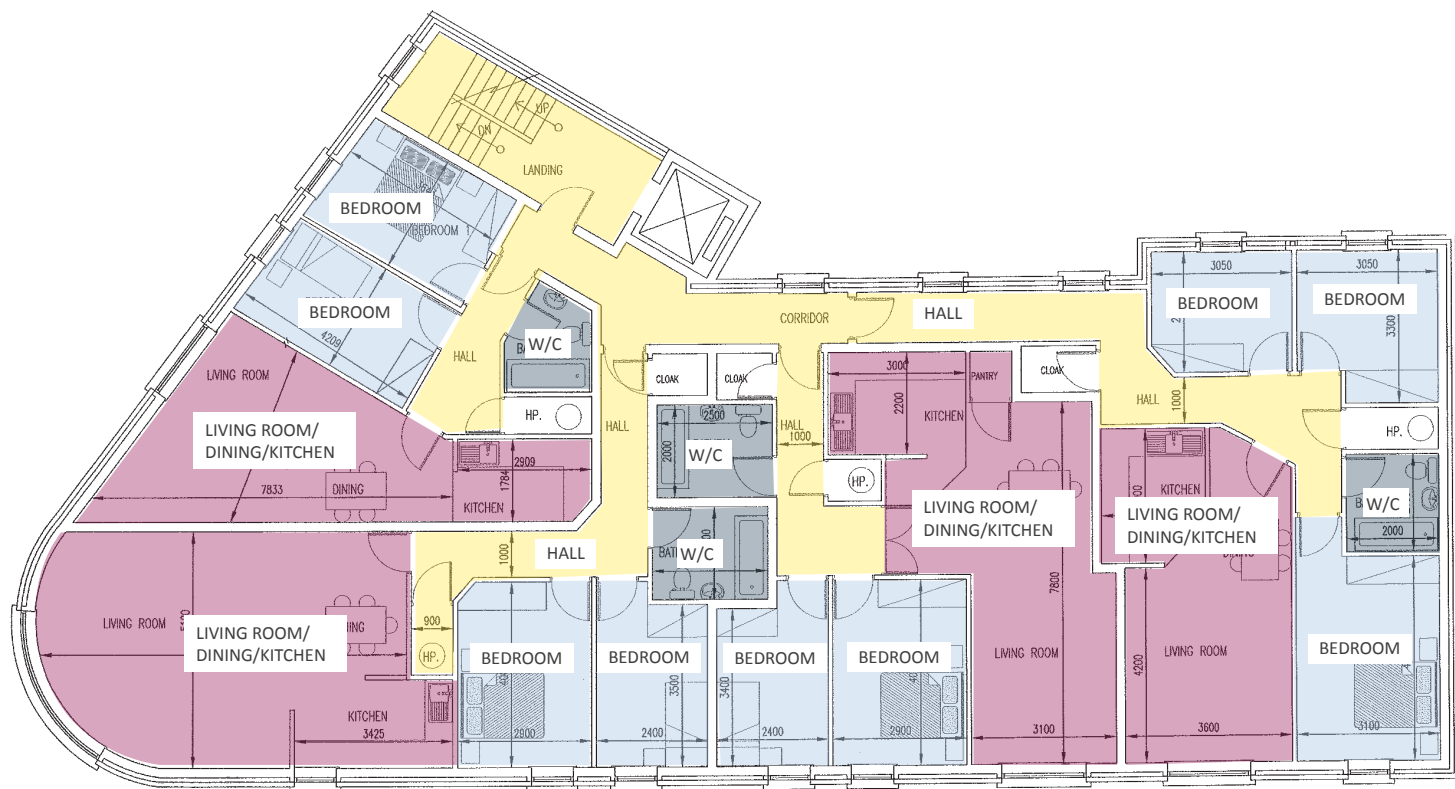
From Berwick House you can easily access the N20 Cork Limerick Road which runs parallel to the Watercourse Road, Cork city centre and the Jack Lynch Tunnel.

The area has excellent public transport links which include a regular bus service from Blackpool to Cork city centre, Kent Train Station is also within walking distance. Cork City has a vibrant, diverse and young skilled workforce with a strong employment base including Apple, Blizzard, Dell,

Amazon, Pfizer and GlaxoSmithKline. Cork International Airport is Ireland's second largest airport and is located 8km south of Cork city centre.

Cork City is the second largest city within Ireland and has a metropolitan population of approximately 200,000 persons, which increases to approximately 520,000 persons once the county environs are included. The city boasts a number of educational institutions including University College Cork and Cork Institute of Technology which form part of a community of 30,000 full and part time students.

Sample Floor Floor



For illustrative purposes only.

Description

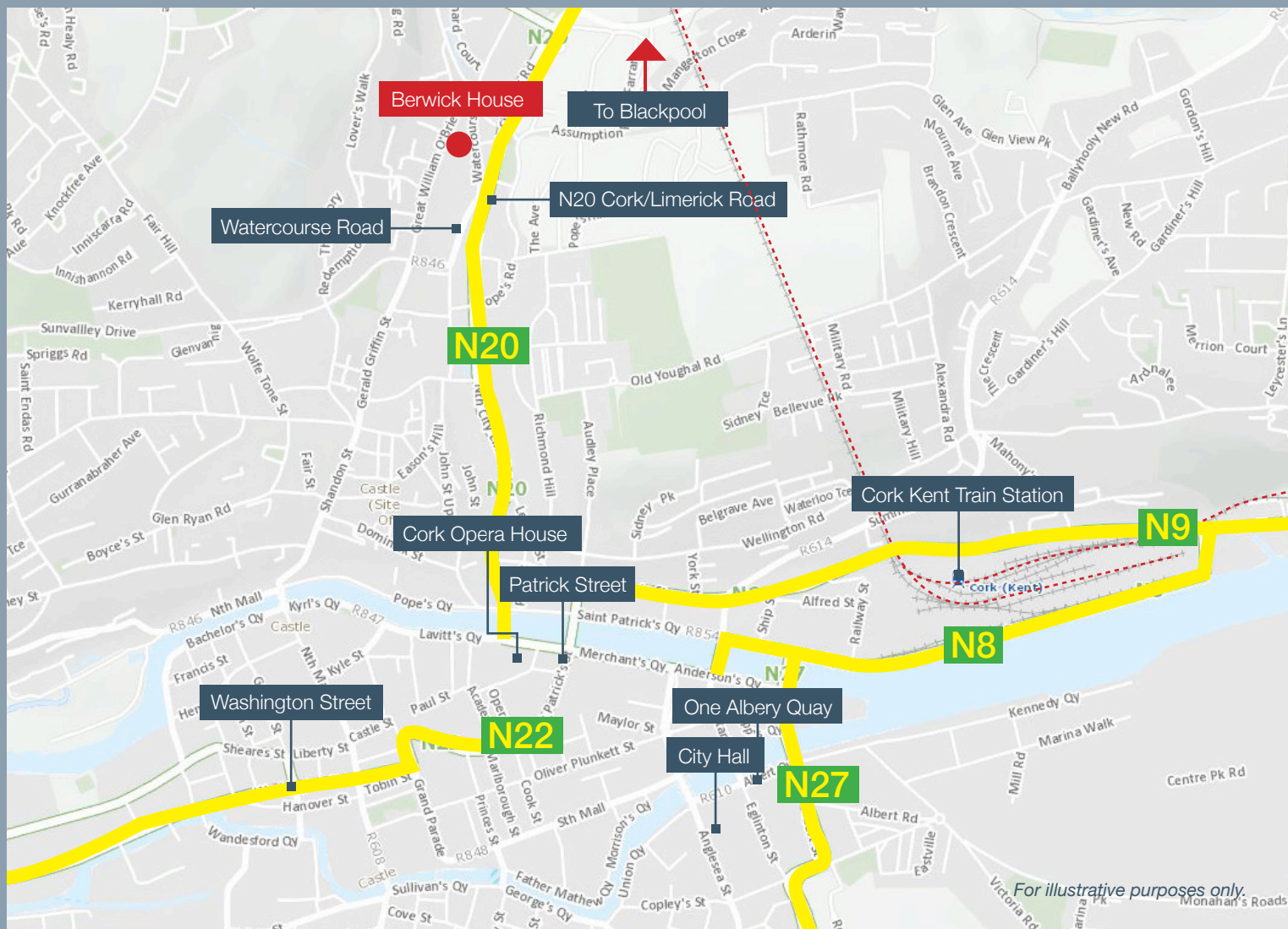
The subject property comprises a detached, four-storey, purpose built mixed use building that comprises 15 apartments and one ground floor commercial unit in its entirety. Please note, the subject of this relates to 8no. apartment and 1no. commercial unit only. For the avoidance of doubt Apartments 1, 3, 4, 5, 9, and 10 do not form part of this sale.

Internally, the property comprises a similar layout at each floor, with communal entrance hall, lift and stair access to each floor. Ground floor comprises one own door commercial unit and 3no. apartments, with the upper floors each comprising of 4no. apartments. All units are of a similar layout with entrance hall, bathroom, open plan kitchen / living area and 2 / 3 bedrooms.



Tenancy

Unit No.	Type	Floor	Sq M	Sq Ft	Gross Rent pm	Gross Rent pa
2	2 bed	First	66.98	720.91	€888.00	€10,656.00
6	2 bed	Second	66.98	720.91	€775.00	€9,300.00
7	2 bed	Second	70.37	757.50	€800.00	€9,600.00
8	2 bed	Second	87.34	940.13	€925.00	€11,100.00
11	2 bed	Third	70.37	757.50	€900.00	€10,800.00
14	2 bed	Ground	66.36	714.28	€885.00	€10,620.00
15	2 bed	Ground	73.76	793.96	€800.00	€9,600.00
16	3 bed	Ground	76.91	827.81	€1,000.00	€12,000.00
Commercial	Retail	Ground	72.00	774.95	€0.00	€0.00
Total			651.07	7,007.95	€6,973.00	€83,676



Title

Good and marketable.

BER

C1-G

Pricing

Offers in excess
of €750,000 exclusive.

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