



Mixed Use Refurbishment/ Redevelopment Opportunity.

Owners Retiring

18 NORTH MAIN STREET, CORK CITY. T12 K526.



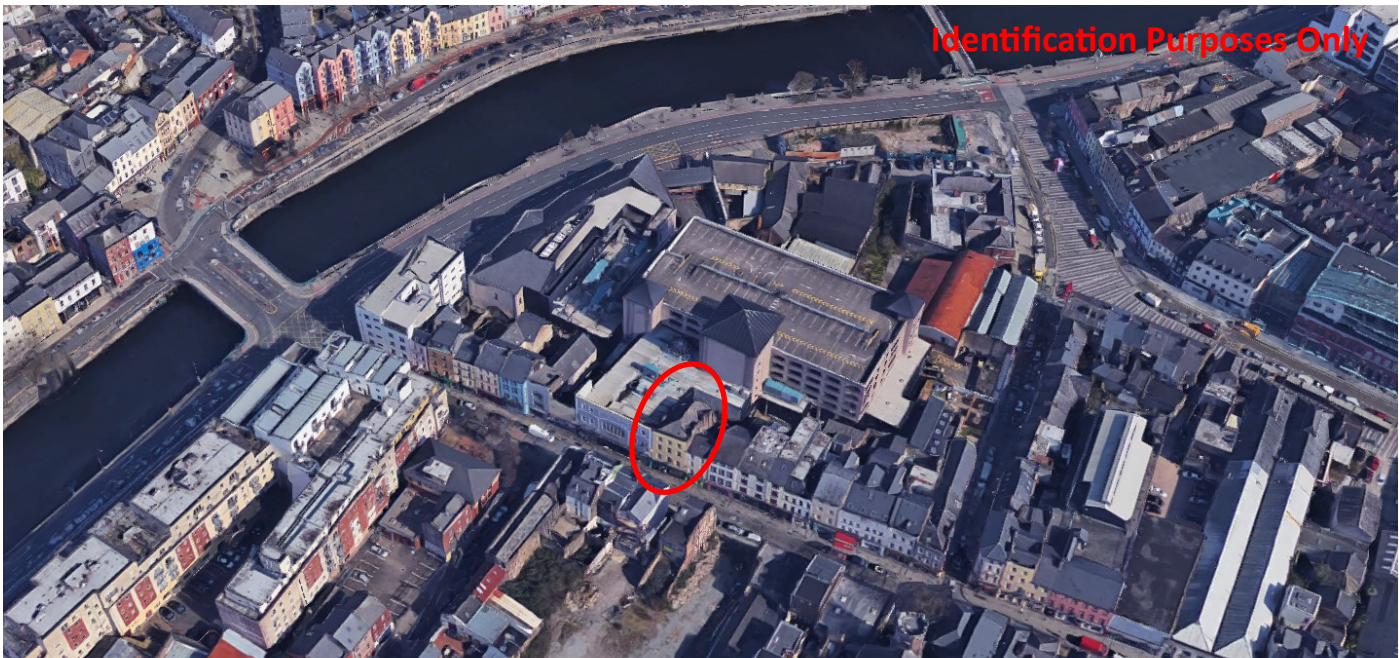
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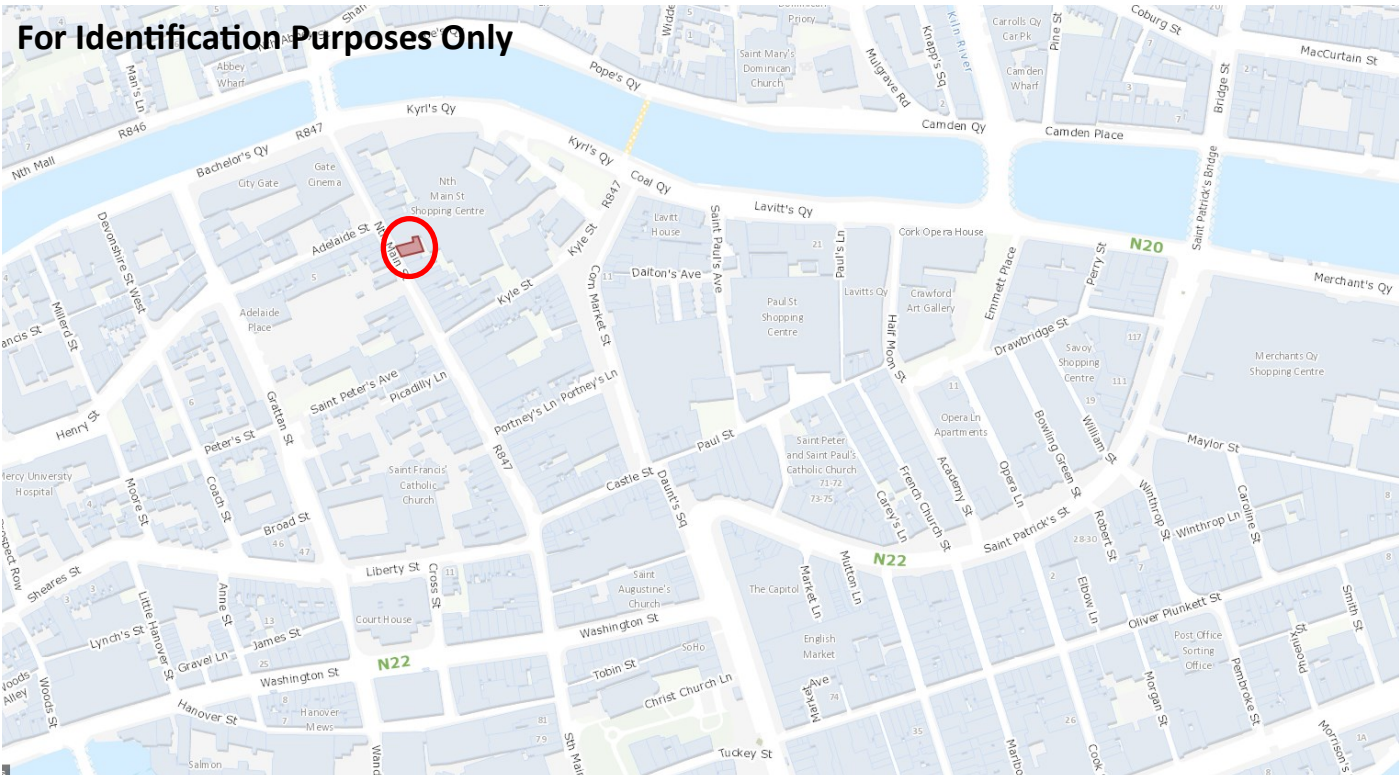
- > A fantastic opportunity to acquire a substantial mixed use property with over 30 ft of frontage to North Main Street, immediately adjacent to North Main Street Shopping Centre & Multi Storey Car Park in the heart of Cork City Centre.
- > The property has been owner occupied and trading as Dekor-8 for many years (owners impending retirement is cause for sale). The ground floor has been in retail use with additional storage overhead in the disused residential accommodation.
- > No 18 North Main Street requires significant refurbishment and upgrading throughout.
- > The offering also provides scope for a new purchaser to completely redevelop the property in to a multi-let residential investment (SPP).
- > At present, the property extends to some 5,400 sq.ft approx. with dual access directly on to North Main Street and generous floor to ceiling heights on the upper floors.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY



Accommodation:	Floor	Sq. M Approx.	Sq. Ft Approx.
	Ground Floor: Part Retail / Storage	140.8	1,515
	First Floor: Disused Residential/ Storage	98.5	1,060
	Second Floor: Disused Residential/ Storage	90.6	975
	Third Floor: Disused Residential/ Storage	88.3	950
	Attic: Storage	83.6	900
	Total Approximate Area	501.8	5,400



Viewing: Strictly by prior appointment with;
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