

## 1, 1A, 2 & 3 West Beach, Cobh, Co. Cork



## HIGH PROFILE INVESTMENT OPPORTUNITY

ERA Downey McCarthy take great pleasure in bringing to the market this unique opportunity to acquire a high profile landmark building at the centre of the seaport heritage town of Cobh.

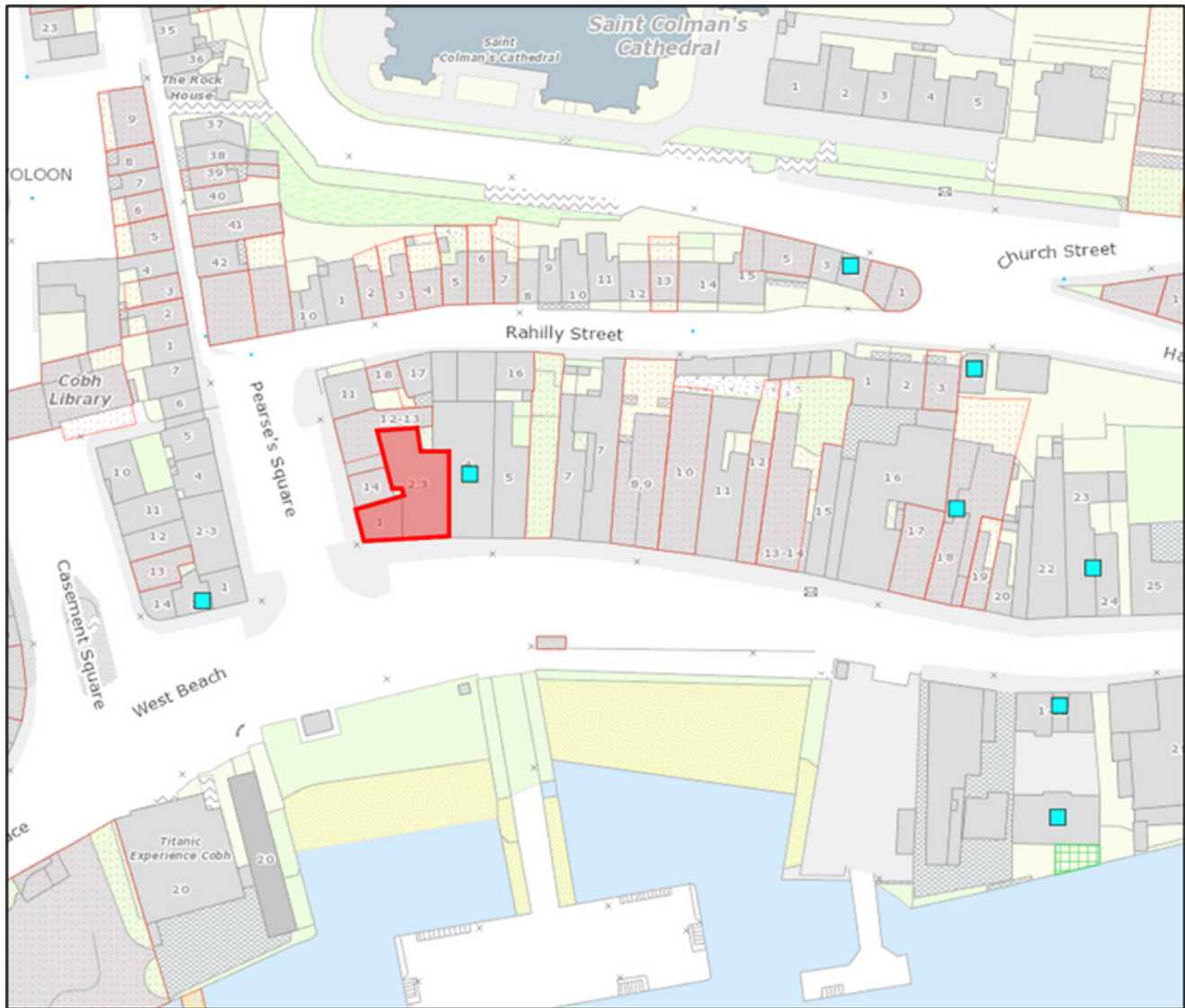
1-3 West Beach occupies a high profile position within the town centre, offering panoramic sea-front views. It sits on a prominent corner site at the junction of Pearse Square and West Beach. This is a prime town centre location adjacent to the Titanic centre and adjoining the local AIB Bank. The John F. Kennedy Pier and Cobh Harbour are directly opposite, which provide the main disembarkation point for all international visitors from the many cruise liners that regularly visit Cork.

**AMV: €890,000**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584



## | DESCRIPTION

This mixed-use property comprises a 3 storey plus dormer level corner building with a traditional shop front façade fronting directly onto the public pavement of West Beach. The ground floor is fitted out for retail use with ample ancillary storage rooms, canteen, w.c.'s, cold rooms, and offices. This unit has traded as a convenience outlet for many years and is well known locally. The owner of the business is now retiring, and so vacant possession is available.

Each of the upper floors accommodates 2 No. apartments including the attic level, which benefits from a mansard style roof. In total there are presently 6 x 2 bedroom apartments with potential for further development.

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## | ACCOMMODATION

Accommodation	Sq. M.
Basement Storage	34.0
Ground Floor Retail Area	162.4
Ground Floor Storage	46.2
First Floor Storage & Office	55.7
Second Floor Storage	42.7
Third Floor Storage	12.8
Apartment 1	53.4
Apartment 2	53.4
Apartment 3	53.4
Apartment 4	88.3
Apartment 5	88.3
Apartment 6	88.3
<b>Total Floor Area</b>	<b>778.9</b>

## | FEATURES

- Prime central location
- Vacant possession
- Dual aspect
- Panoramic sea-front views
- Present market rent €50,256 p.a. (statutory notices have been served)
- Estimated market rent of €92,371 p.a.
- Estimated N.I.Y. 9.8%

## | BER DETAILS

**BER C1** → **BER D2**



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**| ALL ENQUIRIES TO:**

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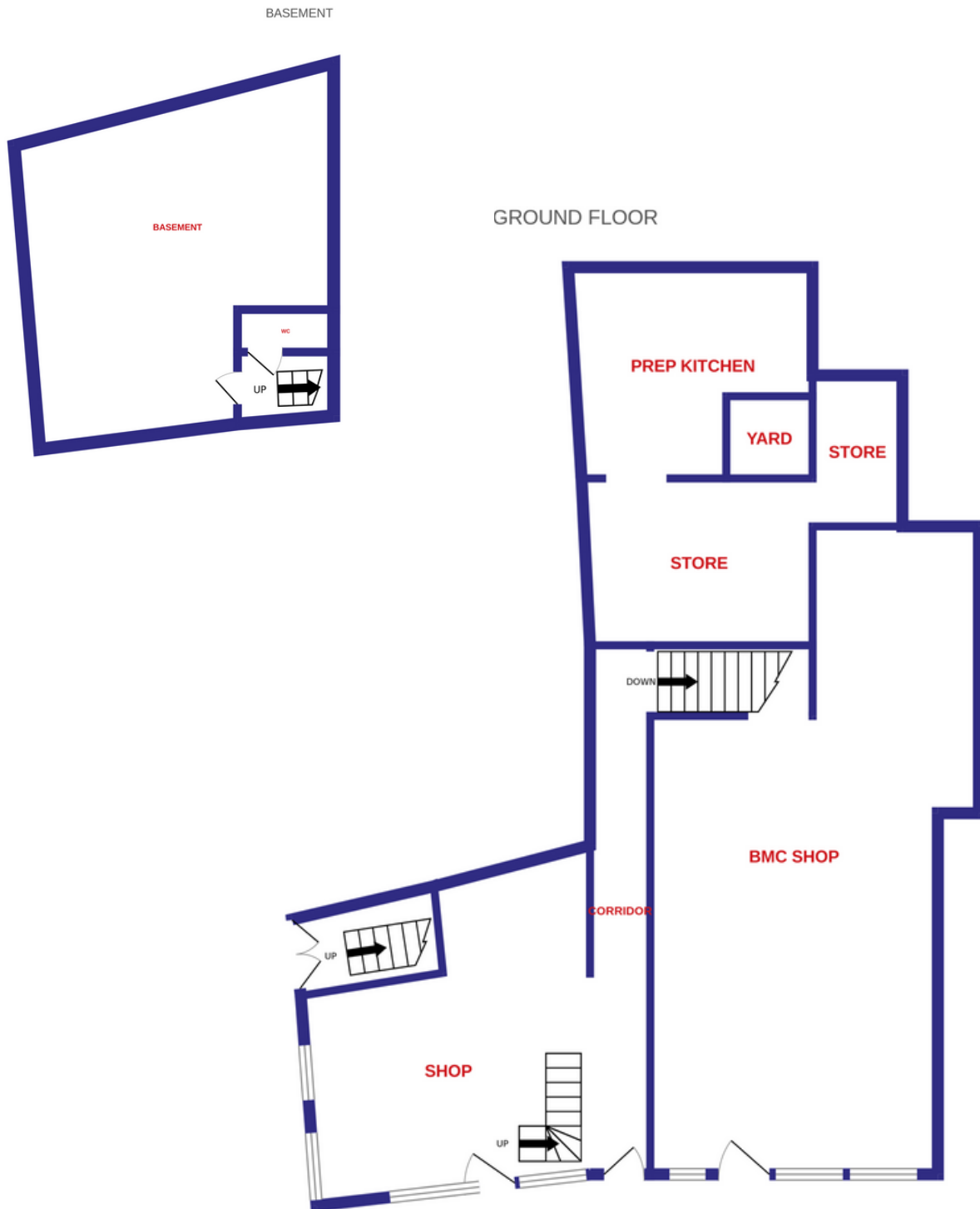
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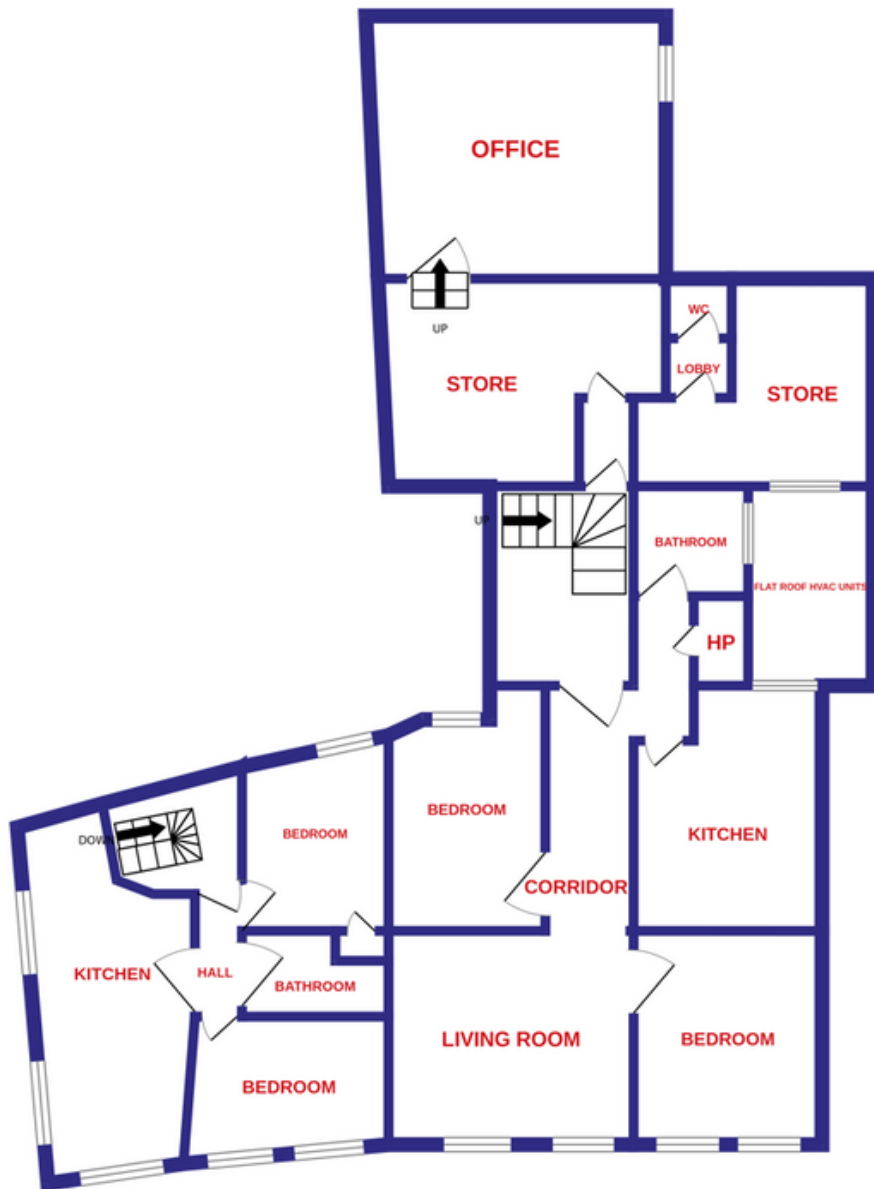
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# | FLOOR PLANS



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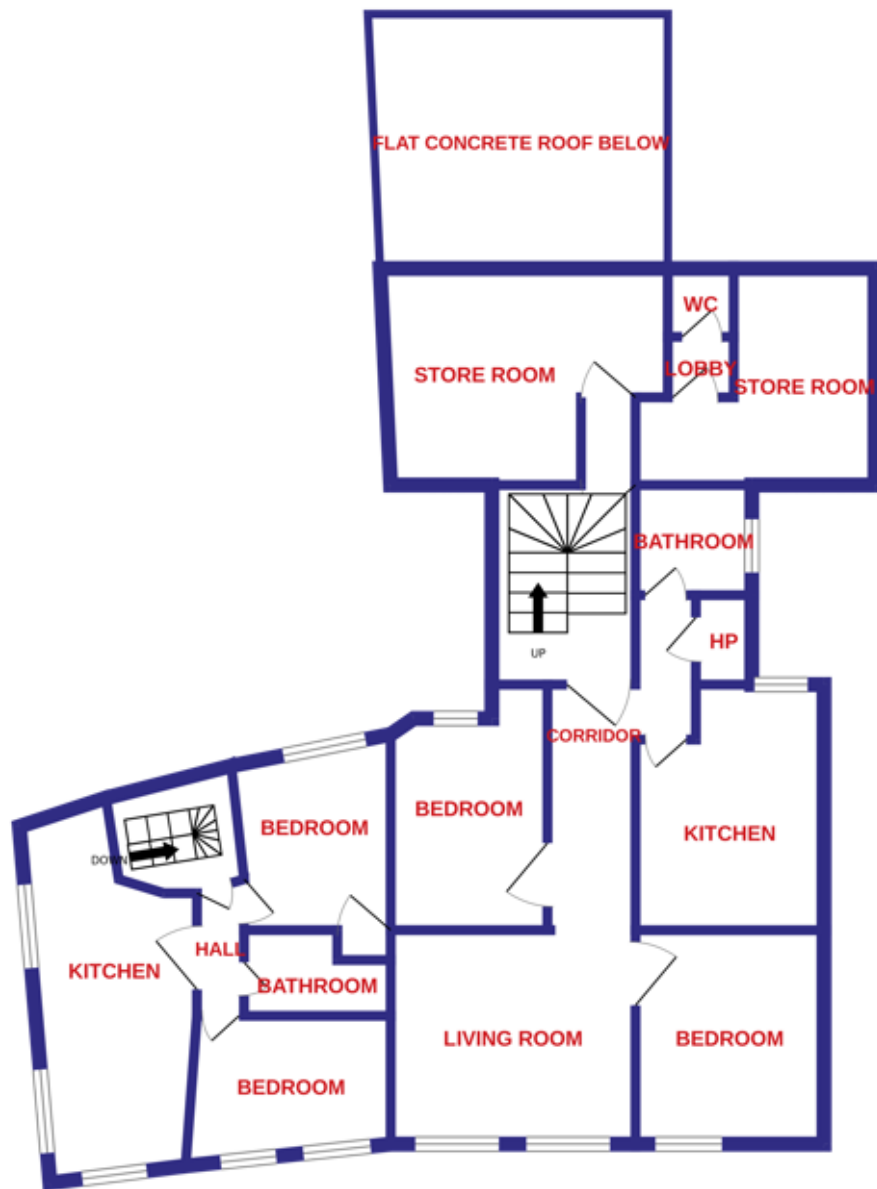
1ST FLOOR





# | FLOOR PLANS

2ND FLOOR



## | FLOOR PLANS

3RD FLOOR

