

**FOR SALE - MIXED USE REFURBISHMENT/ DEVELOPMENT OPPORTUNITY**

Outlines - Indicative Only



Riverview Shopping Centre



McSwiney Quay / Factory Lane



**Former James Murphy & Sons Premises, 30 & 31 South Main Street, Bandon, Co. Cork. P72 RX59**



# ABOUT THE PROPERTY

Substantial building extending to 9,000 sq.ft (836 sq.m) approx.

Excellent town centre positioning fronting South Main Street in the heart of Bandon.

Zoned BD - T-01 'Town Centre' under the Cork County Development Plan 2022 -2028

10 metres frontage and two access points to South Main Street

Rear profile and access from Factory Lane

Such a substantial property in as central a location as 30/31 South Main Street is a rare find in Bandon and offers new owners a multitude of future uses and opportunities



## LOCATION

The subject property is situated in the heart of Bandon's town centre with over 10 metres of frontage to South Main Street. To the rear, the property benefits from frontage and loading access off Factory Lane which interconnects with MacSwiney Quay. South Main Street is primarily a commercial location with many businesses such as pharmacies, boutiques, hairdressers, butchers, banks, bar/ restaurants, local services, newsagents, cafés, etc. all in attendance. Many of the premises on South Main Street have additional commercial space on the upper floors while other properties have residential accommodation/ apartments on the upper floors.

## DESCRIPTION

The property comprises an imposing traditional mid terrace 3 storey building to the front with a substantial single storey extension and loading access to the rear. The overall extends to some 9,000 sq.ft (836 sqm) and was previously in use as retail on the ground floor with residential accommodation overhead. The building is now in need of refurbishment & modernisation or may be suited to a complete redevelopment, SPP

The original building to the front is of traditional construction with timber sliding sash windows and retains many of the original features such as high ceilings, decorative cornicing and ornate fire places. The rear section is of steel portal frame construction with a metal deck roof.



All Outlines - Indicative Only



Cohalan Downing

Former James Murphy & Sons, 30 & 31 South Main Street, Bandon, Co. Cork. P72 RX59

**ZONING MAP WITH SITE INDICATED BY YELLOW RING (Guidance Only)**

**ZONING**

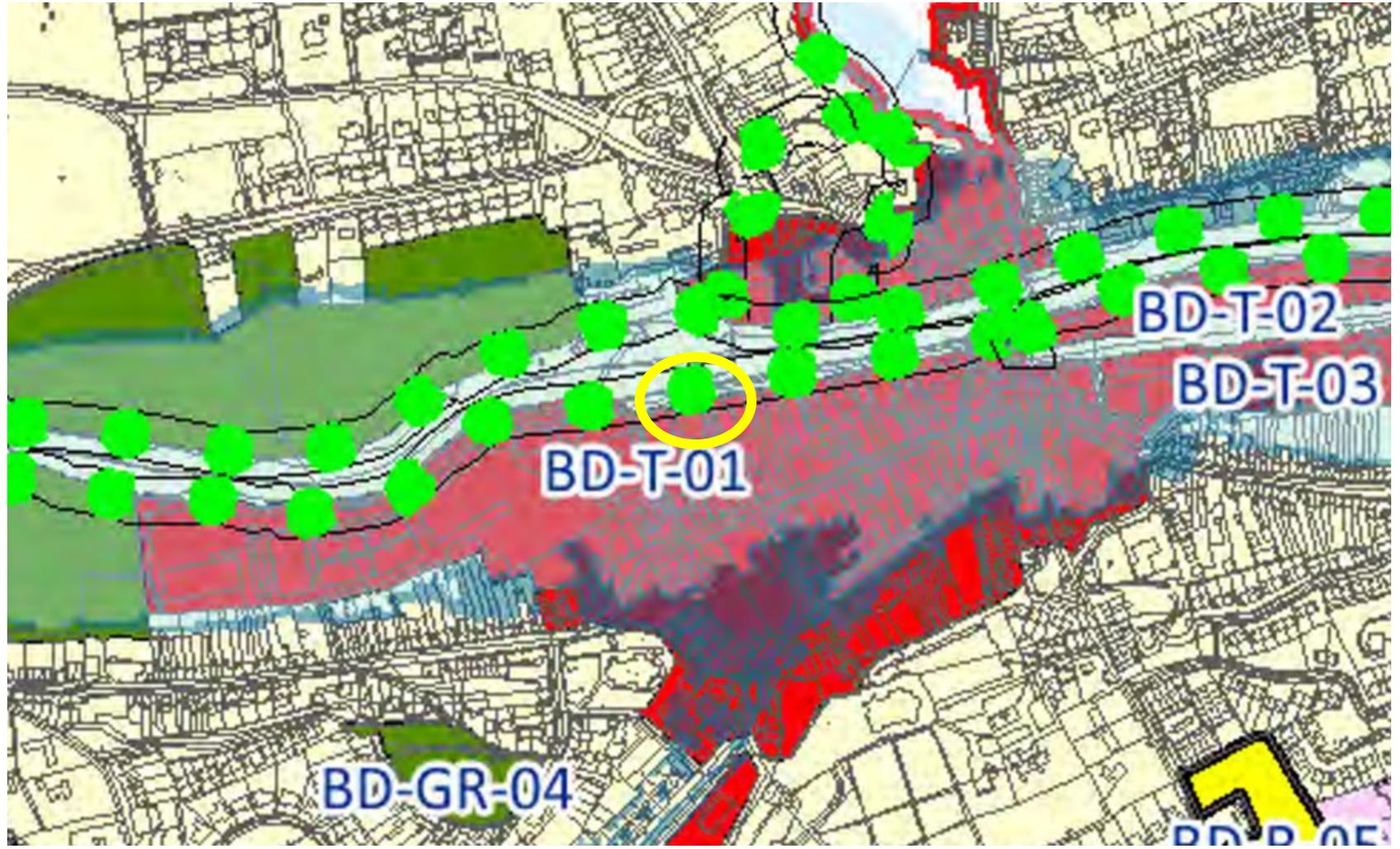
In the Cork County Development Plan 2022 the site is zoned:

**BD - T- 01**

**'Town Centre'**

**BER**

**BER D1**



**For Further Information:**

Rob Coughlan: **M)** 086-3264320 **E:** rcoughlan@cohalandowning.ie  
Malcolm Tyrrell: **M)** 087-2554116 **E:** mtyrrell@cohalandowning.ie

**Cohalan Downing**

14 South Mall, Cork T12 CT91  
Tel: (021) 4277717  
Email: info@cohalandowning.ie



Viewing Strictly by appointment with the sole agent Cohalan Downing.

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641