

**118 & 119 BARRACK STREET, CORK CITY.  
T12 FH22 / T12 K8P6**

Indicative Purposes Only



**021 427 77 17**

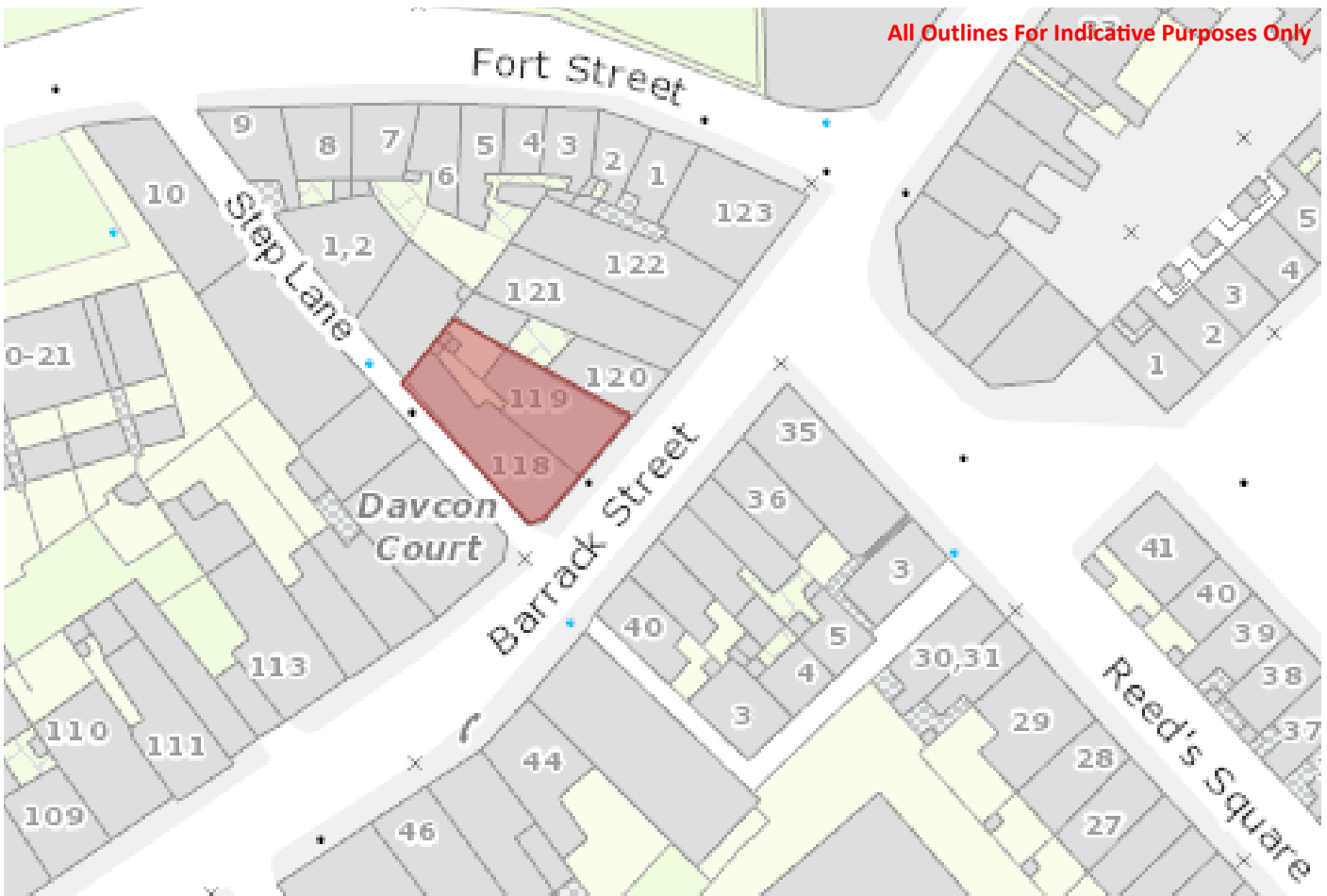
> [www.cohalandowning.ie](http://www.cohalandowning.ie)

- > A fantastic opportunity to acquire two adjoining buildings (in 1 lot) in the heart of Cork City Centre in this established location which is experiencing substantial and sustained rejuvenation.
- > The properties are in a derelict state and in need of complete repair and refurbishment and are **NOT** suitable for internal inspection.
- > Occupying a prominent corner position with dual frontage to Barrack Street (45 ft) and Rock Steps/ Step Lane (60 ft), just 300 metres from the proposed Events Centre.
- > The offering provides scope for a new purchaser to completely refurbish and revitalise the properties in to a modern multi-let residential/ mixed use investment (SPP).
- > We understand the buildings extend to some 3,600 sq.ft approx. on an overall site area of 0.04 acres approx.

**FOR SALE BY PRIVATE TREATY**

**Location:** This is a highly sought after location on Barrack Street in close proximity to Alchemy Café, Tom Barry's, Pigalle, Crush Brew Bar, Mr Bradleys, and BarBarella. This location is a brief stroll to all Cork city centre amenities while also in close proximity to UCC and the Bon Secours Hospital.

**Zoning:** The property is situated in an area designed ACA (Architectural Conservation Area) under the Cork City Development Plan 2022-2028 and is also zoned **ZO 06 - City Centre** with an objective to "Consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth".



**Further Information:** Further information on this process is available directly from the sole selling agents, Cohalan Downing, ref Rob Coughlan.

**Contact Details;**

**Rob Coughlan**

**Email:** [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)

**Phone:** 021-4277717

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

