

PROPERTY at COACH STREET/ PETER'S STREET, CORK CITY.

Indicative Purposes Only



021 427 77 17

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- > A fantastic development opportunity in the heart of Cork City Centre in this established location which is experiencing substantial and sustained rejuvenation.
- > The property is currently in a derelict state and in need of complete repair, refurbishment or redevelopment and is **NOT** suitable for internal inspection.
- > Occupying a prominent corner position with dual frontage to Coach Street (60 ft) and Peter's Street (21 ft), just 80 metres from an entrance to the Mercy Hospital.
- > The offering provides scope for a new purchaser to completely redevelop, refurbish and revitalise the property in to a modern multi-let residential/ mixed use investment (SPP).
- > The property extends to an overall site area of 115 sq.m/ 0.0284 acres approx.
- > While the property has no active planning at present, it benefits from a positive planning history for residential development **Ref 08/33345 and 15/36330**, which have now expired.

FOR SALE BY PRIVATE TREATY

Location: The properties principal frontage is onto Coach Street, which is situated immediately west of St Patrick Street in Cork City Centre. Landmark properties in the immediate vicinity include The Mercy Hospital, Mardyke Entertainment Complex, The Tyndall National Institute, St Francis Roman Catholic Church and the Court House on Washington Street.

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 05 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”*.



All Outlines For Indicative Purposes Only



Contact Details;
Rob Coughlan
Email: rcoughlan@cohalandowning.ie
Phone: 021-4277717

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