

FOR SALE - RENOWNED FORMER BAR/ RESTAURANT

REFURBISHMENT/ DEVELOPMENT POTENTIAL



FORMER ISLAND GATE, GLOUNTHAUNE, CORK. T45 D963



ABOUT THE PROPERTY

Substantial building extending to 6,660 sq.ft (619 sq.m) approx.

Profile Site of 0.5 acres (0.2ha) approx. with 33 metres frontage to the L3004 and 26 metres frontage to Factory Hill

Former renowned Restaurant & Bar with ample car parking

Significant volumes of daily passing traffic with excellent access and connectivity to multiple main arterial routes

Ample scope and potential for a residential or mixed use redevelopment (SPP) or to refurbish, renovate and rejuvenate the existing premises and continue its established hospitality journey .



LOCATION

The former Island Gate is situated in the heart of Glounthaune with over 110 ft (33 metres) of frontage to the Old Cork Road (L3004). The Dunkettle to Carrigtwohill Walking & Cycle route passes immediately in front of the property. This strategic location is 8kms east of Cork City, 3.5 kms south east of Glanmire, 1km north of Little Island and 8kms west of Carrigtwohill. The Little Island train station is a mere 650 metres to the east.

The surrounding environs comprises a mix of established residential neighbourhoods and the ever popular employment hub of Little Island.

Adjoining commercial occupiers include the XL Convenience Store, Stir It Coffee, Certa 24/7 filling station, Coughlan Fuels and Rockgrove Industrial Estate. Established businesses also in close proximity include Fitzpatrick's Foodstore and the Elm Tree, which are located to the east.

The Dunkettle Interchange, Jack Lynch Tunnel, N25, N40 and M8 road networks are all immediately accessible from the property.

DESCRIPTION & ACCOMMODATION

- > The property comprises an imposing detached part 2 storey building with wrap around single storey extensions.
- > The overall extends to some 6,660 sq.ft (619 sqm) and traded successfully for several decades as The Island Gate Restaurant & Bar.
- > Having now ceased trading as the operators are retiring after many years of service, the property is available with vacant possession and ready for its next chapter.
- > The ground floor is laid out with a bar counter, lounge area, dining area, spacious commercial kitchen, ancillary stores, staff quarters, customer toilets, etc (all in need of upgrading).
- > The offering also incorporates an additional retail unit which previously operated as an Off Licence.
- > The first floor had been in use as an administrative office with overflow storage to compliment the previous trading business.
- > Externally, the property occupies an expansive site of some 0.5 acres (0.2 ha) approx. with an abundance of car parking to the front and an impressive profile of over 110 ft (33.5 metres) frontage on to the revolutionary Dunkettle to Carrigtwohill Walking & Cycle route, which runs parallel with the Old Cork Road (L3004)
- > The strategic location of the property is emphasised by the significant growth in population of the surrounding area in recent years thanks to a series of new housing developments, public realm improvements and investment in infrastructure and connectivity.
- > To the rear, the site rises to the north and abuts Factory Hill where the property benefits from approximately 85 ft (26 metres) of frontage.

Accommodation	Sq Ft	Sqm
Ground Floor		
Former Bar & Restaurant	3,005	279
Kitchen, Stores & Ancillary	1,808	168
Retail Unit & Stores	1,237	115
First Floor		
Admin offices/ storage	610	57
Total Approx.	6,660	619





Cohalan Downing

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LOCATION MAP WITH SITE INDICATED IN RED (Guidance Only)



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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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