

**The Bull McCabes, Airport Hill,
Ballycurreen, Cork, T12 K032.**

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

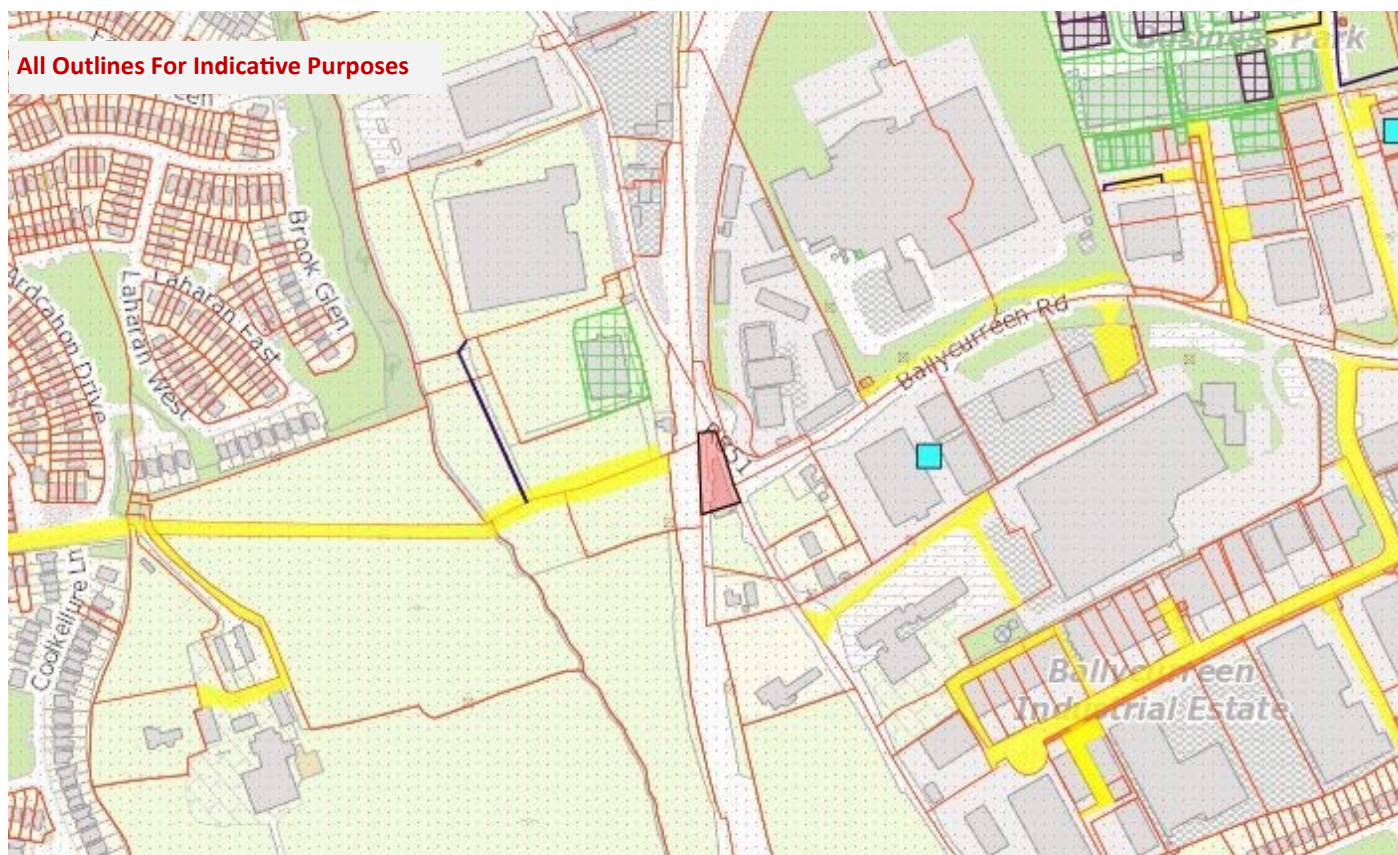
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- > A great opportunity to acquire a long-established public house/ restaurant premises in a very high profile location with 90m frontage on to the main road (N27) from Cork city to the airport. The site extends to 0.46 acres with on site parking for 30 cars approx.
- > Located close to a large number of commercial business parks including the airport business park and with further commercial and high density residential development planned for the surrounding area.
- > There has been a public house on this site since the 19th century with Bull McCabe's replacing the O'Halloran's friendship bar in 1989.
- > The bar presently has seating for approx. 130 patrons with fully fitted kitchen, carvery counter & sandwich bar. There is also a barrel store, bottle store office, ladies and gents toilets.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location: The property is located on Airport Road (R851) approximately 2.5 miles south of Cork City just off the Kinsale Road which connects the city centre with Cork International airport. The Airport Road is a link road connecting Kinsale Road to Frankfield Road and it is dominated by light industrial/distribution users, including Dwyers and Musgraves. This is a convenient location within approximately one mile of Cork International Airport and adjacent to all main arterial routes.



Description: The property comprises a substantial part single storey part 2-storey building of traditional construction covered with a pitched slate roof supported on timber beams. The ground floor is of solid construction and a suspended timber stairwell accesses the upper floor which is of suspended timber construction. Original timber sash windows and PVC double glazed windows provide natural light for the most part.

Internally the property is laid out to suit its current use with a bar counter, food service area, dining areas, fully fitted commercial kitchen, cold room, toilets and storage. The property is finished for the most part with plastered and painted walls, tile and timber flooring.

The property has an external patio area which is well laid out. The property further benefits from private car parking for patrons use with provision for 30 cars approx

Accommodation:

Gross Internal Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	243.8	2,624
First Floor	52.6	566
Total Area	296.4	3,190

***All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*



All Outlines For Indicative Purposes



Solicitor: Kieran Moran, JRAP O'Meara, 89/90 South Mall, Cork. T12 RPP0 P) 021-427 7444

Viewing: Strictly by prior appointment with Sole Agents;

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