

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY



4 Sidney Place

WELLINGTON ROAD, CORK

FOR SALE | TENANTS NOT AFFECTED

BER Exempt





4 Sidney Place

WELLINGTON ROAD, CORK



Prime City Centre
investment in the heart
of Cork City's Victorian
Quarter



Substantial mid-
terrace period property
comprising 5 no. two bed
apartments and 1 no. one
bed apartment



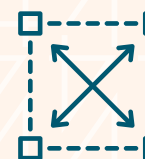
Vibrant location surrounded
by numerous retail and
hospitality amenities and
cultural landmarks



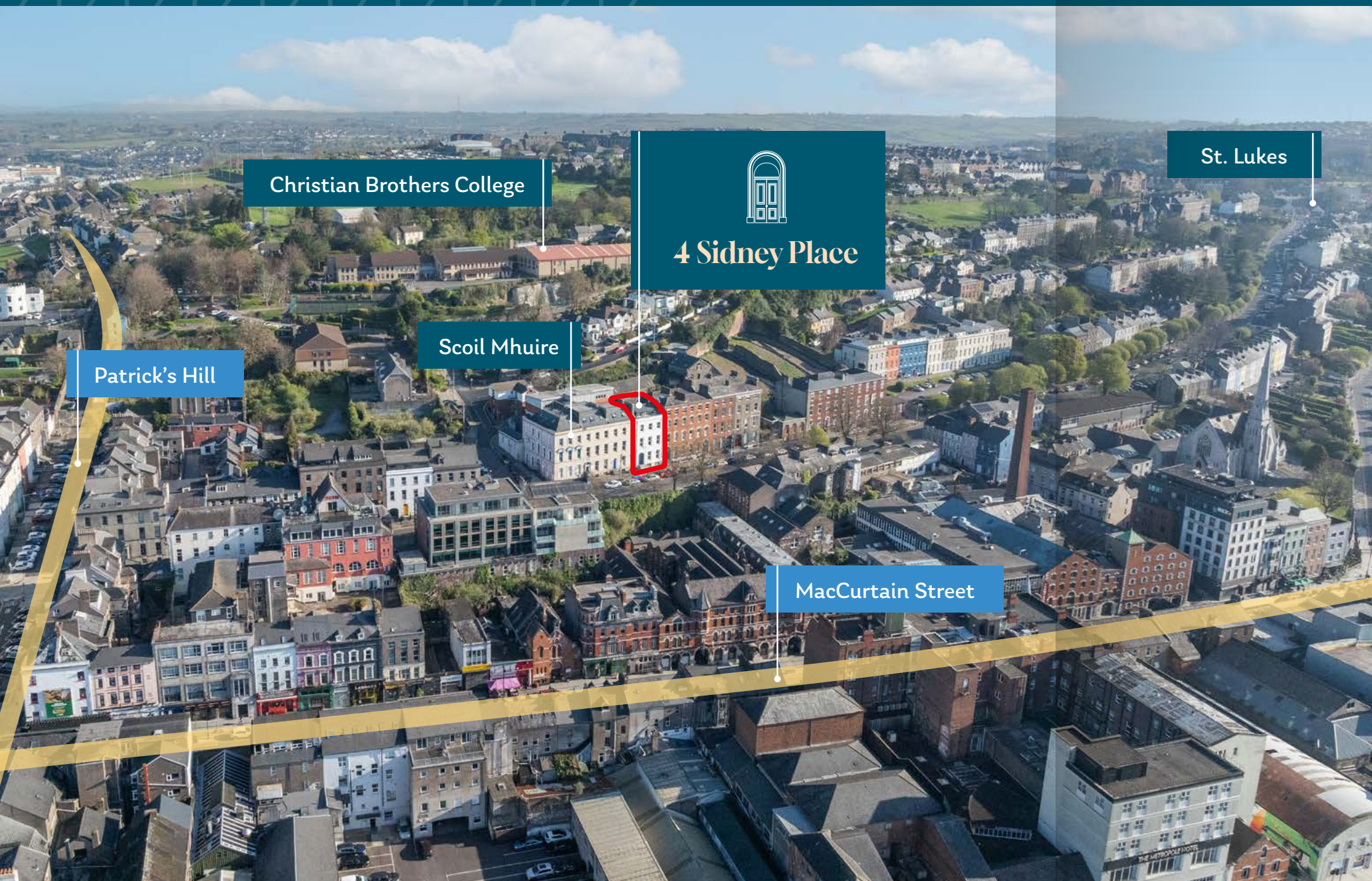
Well serviced by public
transport and good
road networks



Fully occupied and
producing an income of
€89,832 per annum



Extends to approx.
424.20sq m
(4,556 sq ft)



LOCATION

The property is situated in the heart of Cork city centre and occupies a prime position on Wellington Road and adjacent to Scoil Mhuire school.

The surrounding area is known as the Victorian Quarter, a vibrant district synonymous with Cork's rich heritage and historical charm. The VQ which is predominantly centred around MacCurtain Street is well served with a wide variety of shops, an eclectic mix of cafes, restaurants and bars, art galleries, theatres to include the Everyman Theatre along with hotels to include The Metropole Hotel, The Moxey and The Dean Cork. There are a number of well known secondary schools within the vicinity including Christian Brothers College, Hewitt College, St. Angelas College and Bruce College. Cork's main retail thoroughfare St. Patrick's Street is situated approximately 500m to the south.

This property is highly accessible with convenient access to public transport options including Cork Bus Station, Cork Kent railway station and TFI Bike stations.



THE OPPORTUNITY

The subject property comprises a three bay, three storey over basement mid-terrace building, extending to approximately 424.20sq m (4,556 sq ft). The property is laid out. 6 no. apartments comprising 5 no. two bedroom apartments and 1 no. 1 bedroom apartment. The apartments are generally finished internally with painted walls, timber and tile floor and retain features including decorative

cornicing and ceiling roses. The main access to the property is off Wellington Road with a separate access to the basement level. and the apartments are accessed internally via a shared core.

The property is listed on the Record of protected Structures under Ref. No. PS782 and on the National Inventory of Architectural Heritage under Ref: 20512557.

ACCOMMODATION AND TENANCY DETAILS

Unit No.	Floor	Type	Area Sq Ft	Rent Per Month	Rent P.A.
1	Ground	2 bed	712	€1,326	€15,912
2	First	2 bed	1,057	€1,398	€16,776
3	Second	2 bed	816.50	€1,270	€15,240
4	Third/Attic	2 bed	836	€1,309	€15,708
5	Basement	2 bed	741	€1,306	€15,672
6	Ground	1 bed	404	€877	€10,524
Total					€89,832

*Further tenancy details available on request.





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FURTHER INFORMATION

Method of Sale

The property is for sale by
Private Treaty

Price

Offers are sought in excess of
€1,100,000 exclusive

Title

Long leasehold

Viewings

Strictly by appointment with
sole selling agent Sherry
FitzGerald Commercial

Solicitor

Orbitus Group,
Penrose Wharf Business
Centre, Alfred Street, Cork

BER

Exempt

AGENT



6 Lapps Quay, Cork T12 XHF6
commercialagents@sherryfitz.ie
01 643 1403
www.sherryfitz.ie

CONTACTS

David McCarthy
Divisional Director
086 044 9934
david.mccarthy@sherryfitz.ie

Amanda Isherwood
Senior Surveyor
087 349 6708
amanda.isherwood@sherryfitz.ie

PSRA No. 002183

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