



**Owner Occupier/ Investment/  
Redevelopment Opportunity**

## **4 French Church Street, Cork City. T12 AE4X**



Exciting opportunity to acquire an imposing city centre building of distinction, charm & character in the coveted Huguenot Quarter fronting French Church Street. This imposing 4 storey building extends to some 2,370 sq.ft approx. to include an own door ground floor retail unit, with an independent access to the 3 upper floors of commercial space which had previous incarnations for a variety of uses such as Restaurant, office space, yoga studio, etc. The entire is for sale with the benefit of vacant possession affording owner occupiers and investors alike an opportunity to acquire this immaculately presented property. For the avoidance of doubt, please note the ground floor entrance to Goldrush Casino does **NOT** form part of the property.

Number 4 French Church Street benefits from 5 bays of large sash windows on each of the upper floors which flood the space with an abundance of natural light. Internally the regular shaped open plan floor plates provide generous floor to ceiling heights with exposed beams and an impressive vaulted ceiling at penthouse level. The traditional brick finish has been retained internally were possible to provide a most appealing aesthetic.

The building may suit a multitude of alternative uses to include residential, office, food, leisure, etc (subject to planning, if required).

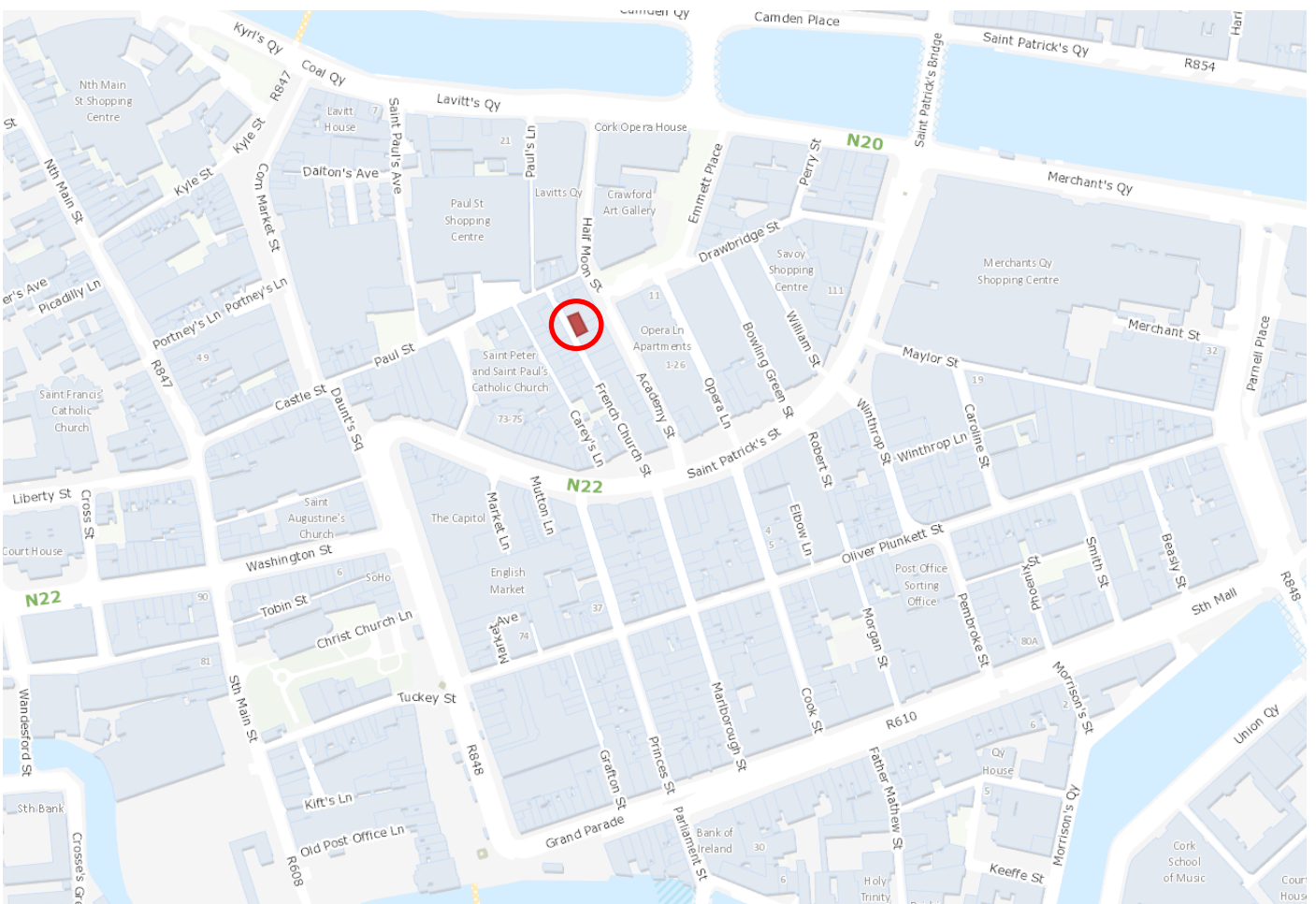
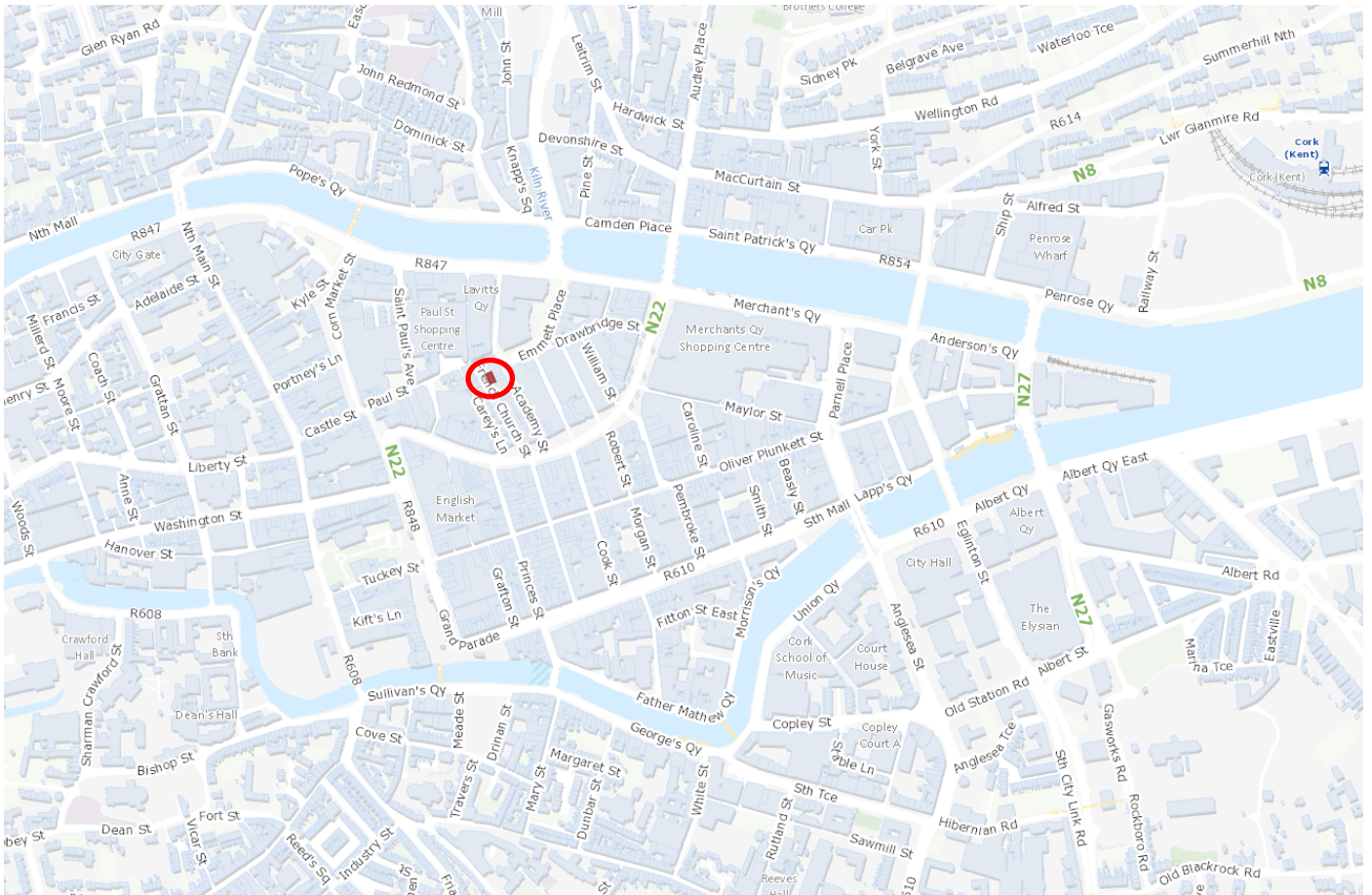
Ideally situated in the heart of French Church Street, a thriving pedestrianised street in the bustling Huguenot Quarter which links Patrick Street and Paul Street in Corks City Centre. This area has excellent levels of footfall both day & night with established neighbours in the vicinity to include Nandos, Cork Coffee Roasters, Superdry, Paul Street S.C., Opera Lane, Boots, Bunsen, Louis Copeland & Sons, The Linen Weaver, Gino's Gelato, and Amicus to name but a few.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE**

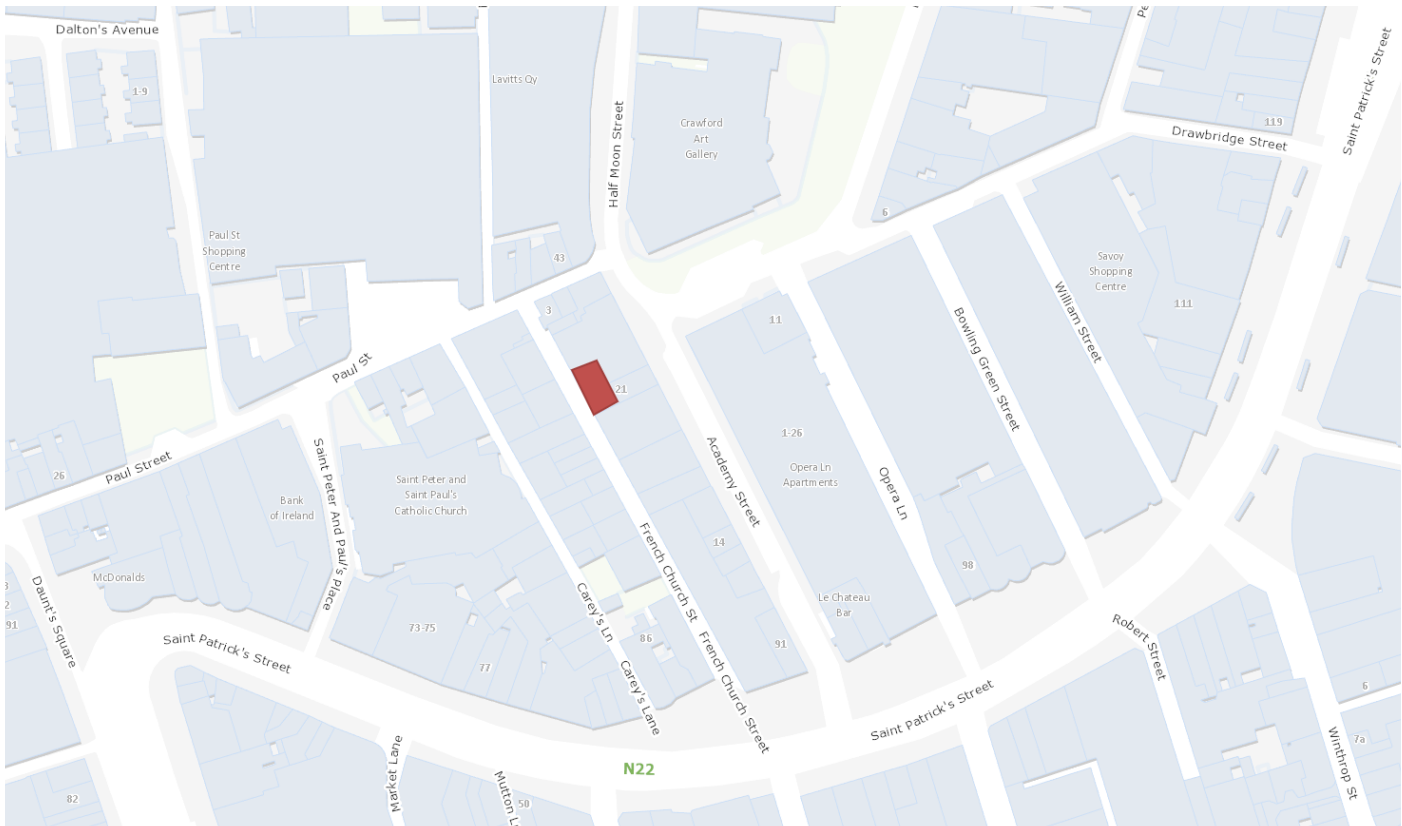


## LOCATION MAPS - FOR IDENTIFICATION & GUIDANCE PURPOSES ONLY





**LOCATION MAP - FOR IDENTIFICATION PURPOSES ONLY:**



**AERIAL PHOTO - FOR IDENTIFICATION PURPOSES ONLY:**





**Location:**

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**Zoning:**

The area is zoned 'City Centre Retail Area' under the Cork City Development Plan 2015—2021.

**Objective:**

"To provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing and a range of other supporting uses in the City Centre Retail Area. "

**Accommodation:**

Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	39.1	420
First Floor	60.4	650
Second Floor	60.4	650
Third Floor	60.4	650
<b>Total Area</b>	<b>220.3</b>	<b>2,370</b>

**Features Include:**

- ⇒ Independent Access to Ground Floor
- ⇒ Independent Access to Upper Floors
- ⇒ Generous Floor to ceiling heights
- ⇒ Fabulous Natural Light
- ⇒ 'Dumb Waiter' from 1st to 2nd Floor
- ⇒ Magnificent exposed brick walls & beams
- ⇒ Vaulted ceiling at penthouse level
- ⇒ Immaculate condition

**Viewing:**

Strictly by prior appointment with Sole Agents;

**Solicitor:** Ms Lillian O'Sullivan  
Lillian O'Sullivan & Co, Solicitors  
96 South Mall, Cork.

**For Further Information:**

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