

**55 North Main Street,
Cork City. T12 C3YH**

Indicative Purposes Only



021 427 77 17

> www.cohalandowning.ie

- > An opportunity to acquire a substantial four storey building fronting North Main Street. The property is laid out as self contained ground floor retail unit with independently accessed office accommodation on the upper floors.
- > This imposing property extends to some 2,700 sq.ft with approx. 890 sq.ft at ground floor.
- > The ground floor has been owner occupied and trading as Kelleher's convenience store for many years (owners impending retirement is cause for sale).
- > The upper floor offices are currently held under various leases and are producing a gross rental income of **€25,836 per annum**, full details available on request.
- > Tenants include Cork Operative Butchers Society, Noonan Linehan Carroll Coffey Solicitors, Independent Workers Union and Vision Community Support Services.
- > The property is being offered for sale with the benefit of the existing tenants and the ground floor will become vacant prior to sale completion.
- > The property is listed on the Record of Protected Structures: **Ref. No PS1059**.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location:

The property is centrally situated in Cork City centre on the east side of North Main street close to its junctions with Castle Street, South Main Street and Liberty Street. The planned events centre is immediately to the south. North Main Street is an established retail street and neighbouring occupiers include; Mad!, The Vicarstown Bar, Cummins Sports, Relfex Menswear and Mr. Price. The new BMOR student accommodation development is currently under construction immediately north of the property.

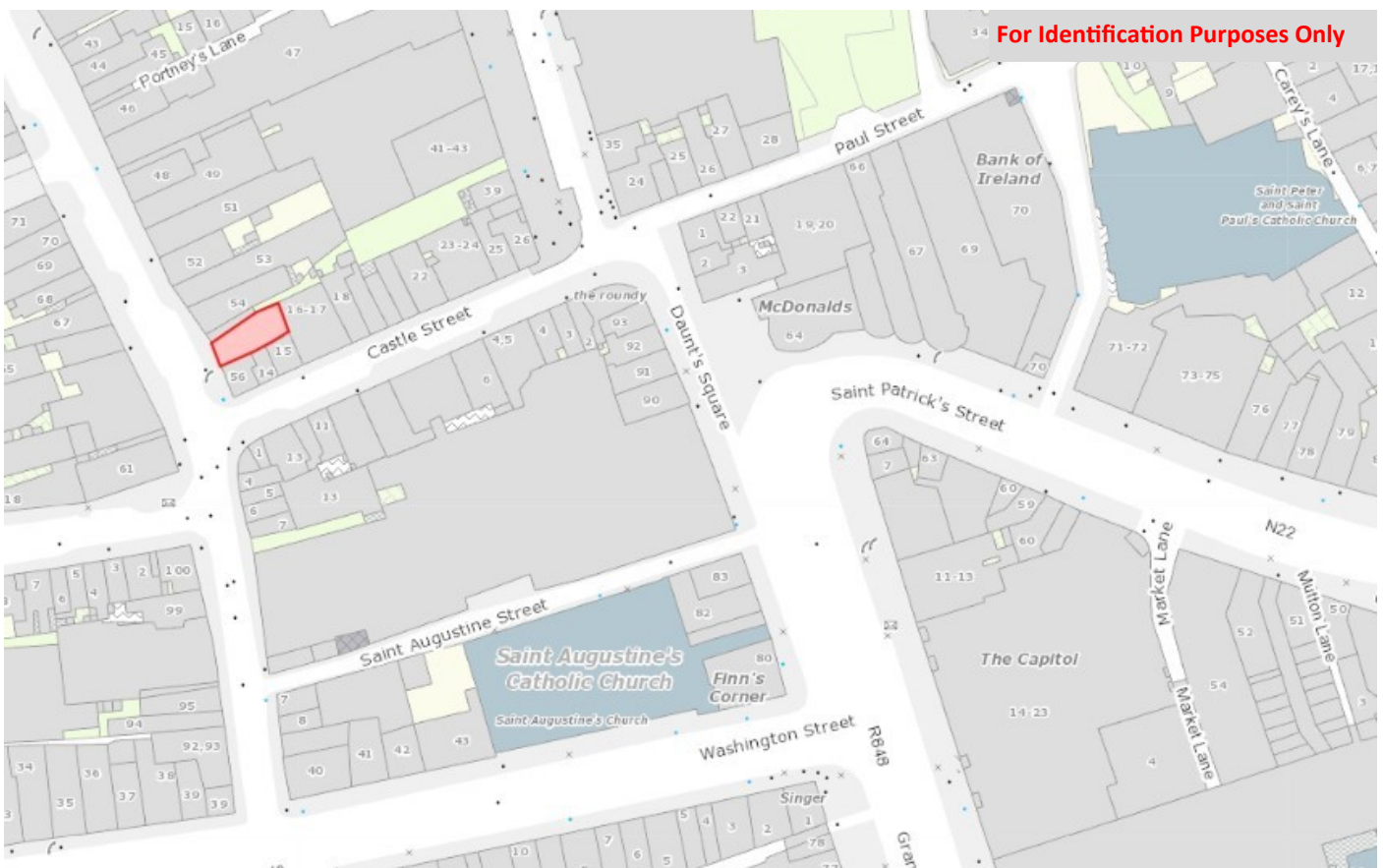
This central location means employment hubs and services in areas such as Patrick Street, Washington Street, Grand Parade, South Mall, etc. are immediately adjacent, along with The Mercy University Hospital, and UCC.

Accommodation:

Floor	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	82.94	893
First Floor	69.41	747
Second Floor	63	678
Third Floor	39.45	425
Total Area**	254.8	2,743



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



Solicitor: Mr Diarmuid Ó Catháin of Ronan Enright Solicitors, Cork. **P)** 021-2355443

Viewing:

Strictly by prior appointment with Sole Agents;

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