

**10 Main Street, Bantry, Co. Cork****FOR IDENTIFICATION PURPOSES ONLY****021 427 77 17**[www.cdacork.com](http://www.cdacork.com)

- > Substantial mid-terrace building extending to 6,300 sq. ft approx. in need of complete refurbishment.
- > The building is laid out over 3 floors with a large open plan area and commercial kitchen on the ground floor while the two upper floors are mostly open plan and in poor condition.
- > Property would be suited to an owner occupier, investor or a mixed use development (SPP).
- > The property is situated in a prominent position on Main Street and benefits from great profile on approach from Barrack Street in Bantry town centre.
- > **Best & Final Offers** to be submitted by intending purchasers to our office in writing and in accordance with the procedure for submission of offers not later than **close of business on Tuesday the 7th July 2020**. The procedure for submission of offers is available upon request.

**Viewings Strictly By Appointment With Agents****FOR SALE**

### Location:

Bantry is a market and tourist town in West Cork. The town is situated approximately 60 miles southwest of Cork City. The property is situated at a prominent position at the junction of Main Street and Barrack Street in Bantry town centre.

### Description:

The property comprises a 3 storey building extending to approx. 585.3 sq.m (6,300 sq ft). The ground floor extends to approx. 266.1 sq.m (2,864 sq.ft) and comprises a split level open plan commercial space with a unfitted commercial kitchen to the rear. The 1st and 2nd floors extend to approx. 249 sq.m (2,680 sq.ft) and 70.2 sq.m (756 sq.ft) respectively. They are in poor condition and require complete refurbishment. The property may suit part residential conversion, subject to PP.

**BER:** TBC

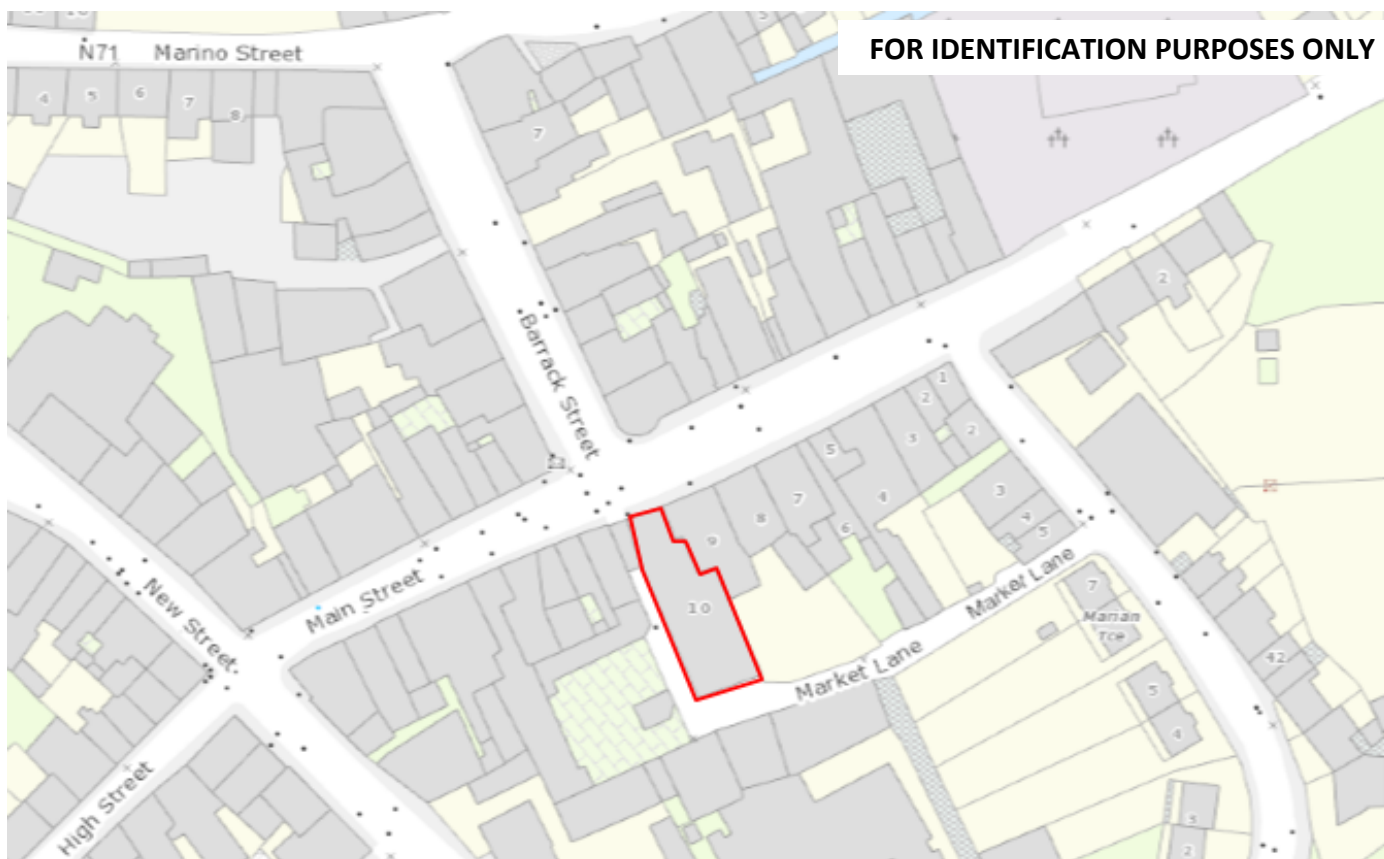


### Viewing:

Strictly by prior appointment with sole Agent;

**Maurice Cohalan**

**Email:** [mcohalan@cohalandowning.ie](mailto:mcohalan@cohalandowning.ie)



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing, has authority to make or give any representation or warranty whatever in relation to the property.