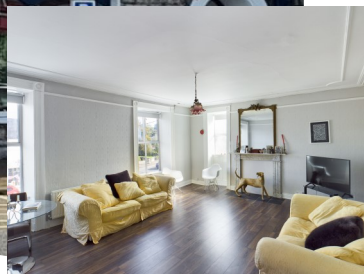


O'DONOVAN'S RESTAURANT
58 Main Street, Midleton, Co. Cork. P25 A097**FOR SALE BY PRIVATE TREATY**

A rare opportunity to acquire a well established Restaurant Premises (available with vacant possession due to owners retirement) with substantial, independently accessed overhead residential accommodation in a pivotal Main Street location in the thriving town of Midleton.

Midleton, located in East Cork is a vibrant market town 20Km east of Cork City, adjacent to the N25.

This substantial property boasts a magnificent cut stone façade and extends to some 3,000 sq.ft (283.8 sq.m) standing on a level site of approx. 0.084 acres (340 sqm) with scope for future development to the rear (SPP).

This is a great opportunity to acquire a landmark building with undoubted future potential for owner occupiers and investors alike.

Viewings Strictly By Appointment With Sole Agency

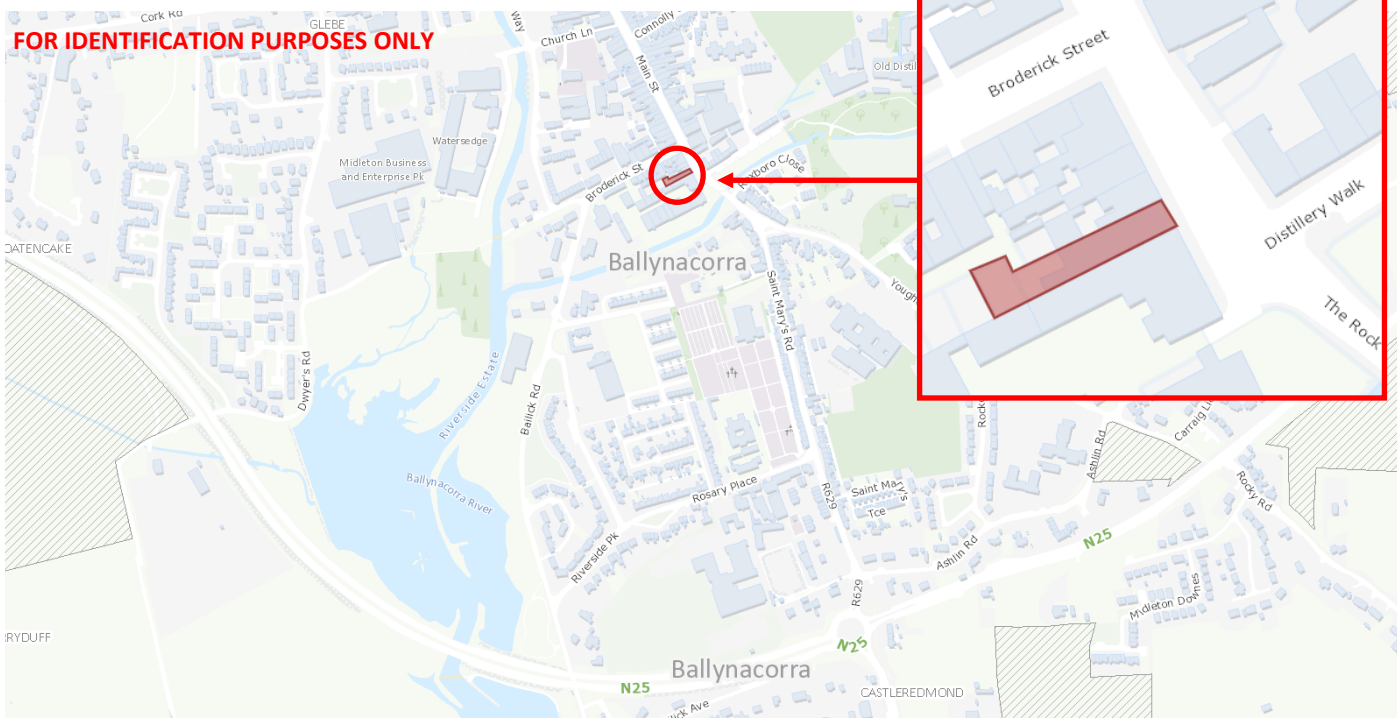
Accommodation:

DESCRIPTION	Indicative Gross Floor Areas	SQ.M	SQ. FT
Ground Floor - Restaurant/ Customer W.C's / Kitchen/ Ancillary Storage/ Staff Areas		144.0	1,550
First Floor - Residential - Domestic Kitchen/ Dining Room/ Living Room/ Bathroom		63.2	680
Second Floor - Residential - 3 Bedrooms/ W.C & Shower/ Access to Flat Roof		47.8	514
Attic - Residential - Office/ Ancillary Bedroom		28.8	310
TOTAL Approx.		283.8	3,054

Location:

The subject property occupies a very convenient location at the southern end of Main Street adjacent to the junctions of Broderick Street and Distillery Walk and in close proximity to a public car park and the Midleton distillery. Midleton, located in East Cork is a vibrant market town 20Km east of Cork City, adjacent to the N25. Midleton is designated as a metropolitan town and is a popular residential area (12,000 persons) within the city commuter belt and has an attractive range of shopping, educational, sporting & recreational facilities and local employment. The town benefits from excellent transport links to Cork City and surrounding large scale employment hubs via N25 and Cork to Midleton Rail line.

FOR IDENTIFICATION PURPOSES ONLY

**Solicitor:**

Redmond Kelly, Moloney & McCourt Solicitors,
1 Broderick Street, Midleton, Co. Cork.

Viewing:

Strictly by prior appointment with Sole Agents:

Maurice Cohalan

Email: mcohalan@cohalandowning.ie **Phone:** 087-2555790

Rob Coughlan

Email: rcoughlan@cohalandowning.ie **Phone:** 086-3264320

Additional Information:

- Annual Rates of €3,000 approx. (2021)
- All mains services connected
- Large Site to Rear
- Right of Way access to Broderick Street

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. LICENCE NO. 001641