

THE BLACKMAN BAR on 2.8 ACRES approx.

Dublin Pike, Cork. T23 R9YF

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

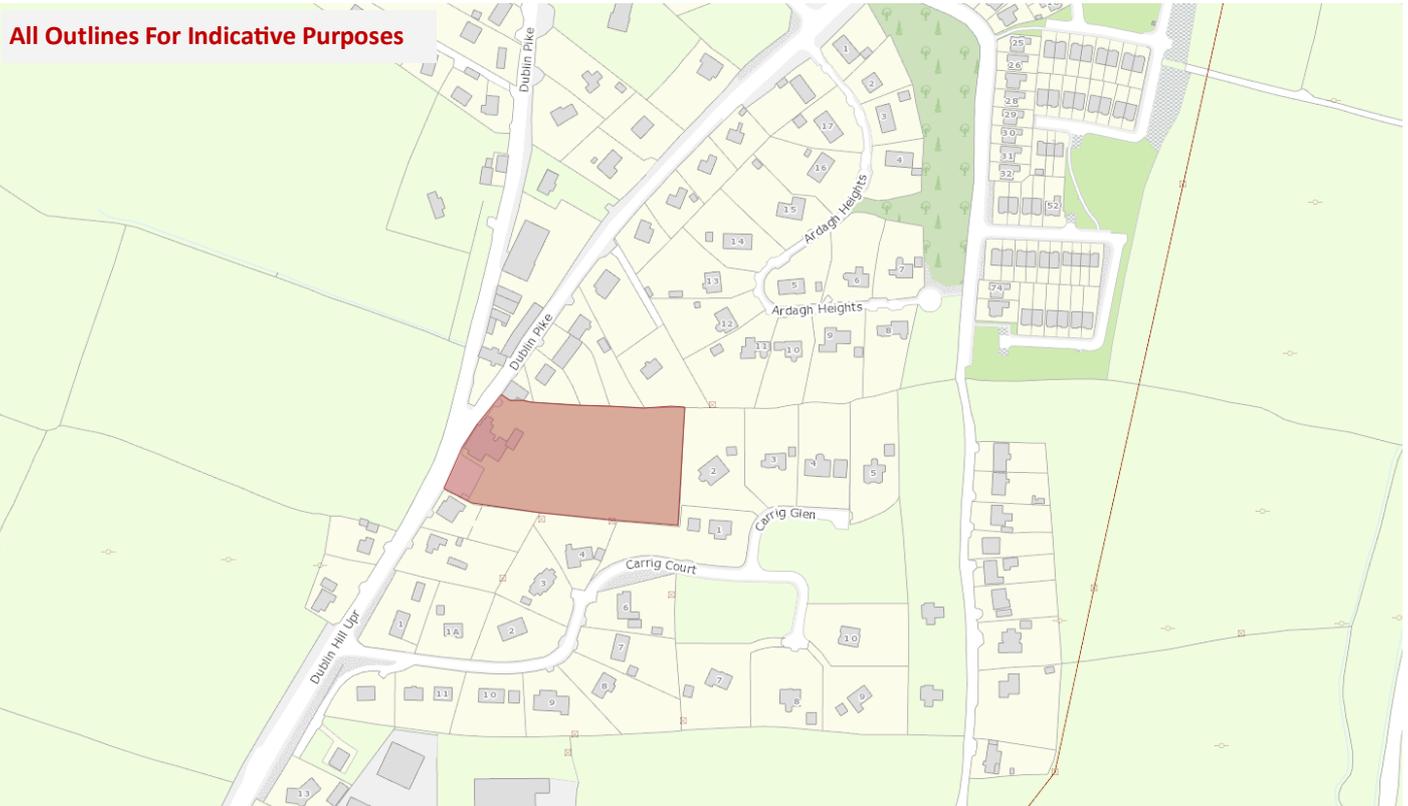
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- > This impressive offering comprises the renowned 'The Blackman Bar' licenced premises, 6 bed owners residence, adjoining one bed cottage and a useful arrangement of external outhouses, all situated on an expansive site extending to approx. 2.8 acres / 1.13 ha with unquestionable development potential.
- > The property is conveniently situated within the city bounds and 'The Blackman Bar' continues to enjoy a loyal trade which has been established over the last 50 plus years.
- > The properties extending to some 597 sqm / 6,426 sq.ft and the entire site to include all buildings is **2.8 Acres** with a favourable zoning to allow for development of the entire, subject to Planning Permission.
- > The lands are zoned **ZO 01 Sustainable Residential Neighbourhoods** under the Cork City Development Plan 2022-2028 with an objective; "To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses".
- > The Bar itself is rich in character and charm and ready for the next generation of operator while the adjoining lands offer immediate development potential in an area with a high demand for housing.
- > Vacant Possession of the entire will be available on sale completion.

FOR SALE BY PRIVATE TREATY

Viewings Strictly By Appointment With Sole Agency

Location: The property is centrally situated on the northern side of Cork city centre occupying a high profile site fronting the junction of Dublin Hill and Dublin Pike. The adjoining occupiers are predominately a mix of residential/commercial user to include the established residential developments of Carrig Court and Ardagh Heights.



Accommodation

The Blackman Bar

- ◆ Lounge Bar
- ◆ Public Bar
- ◆ Kitchen
- ◆ Coldroom
- ◆ Toilets

Total Floor Area Approx. 266 sqm / 2,863 sq.ft

Cottage

- ◆ Kitchen
- ◆ Living Room
- ◆ Bathroom
- ◆ Bedroom (Ensuite)

Total Floor Area Approx. 68 sqm / 732 sq.ft

Main Residence

Ground Floor

- ◆ Entrance Hallway
- ◆ Living Room
- ◆ Dining Room
- ◆ Kitchen
- ◆ Lounge

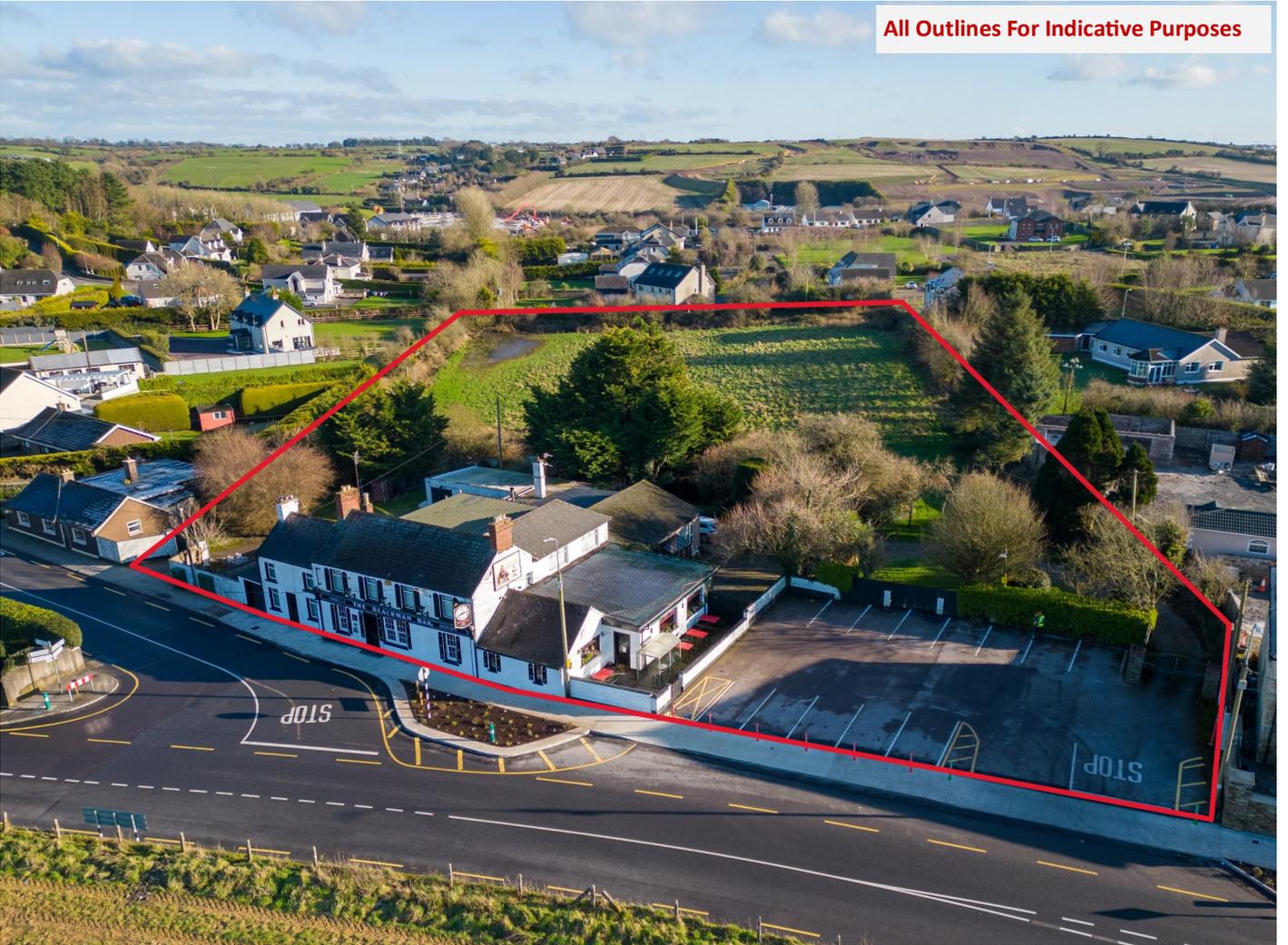
Total Floor Area Approx. 111 sqm / 1,195 sq.ft

First Floor

- ◆ 6 Bedrooms (2 En-Suite)
- ◆ Office
- ◆ 2 Bathrooms

Total Floor Area Approx. 152 sqm / 1,636 sq.ft

All Outlines For Indicative Purposes



All Outlines For Indicative Purposes





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Viewing: Strictly by prior appointment with Sole Agents;

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