

14-19 Hanover Street, Cork (Formerly Cubins Nightclub)



SUPERB INVESTMENT AND DEVELOPMENT OPPORTUNITY

ERA Downey McCarthy together with Casey & Kingston are delighted to present to the market this superb investment and development opportunity. The property previously traded as Cubins which was hugely successful as a bar and night club venue. Vintners and dance licences are in place. The property extends to c. 2,334 sq meters (c. 25,124 sq ft) over 2 floors with c. 35 metres road frontage to Hanover Street. It comprises a two storey premises with feature red brick façade to its northerly elevation incorporating Georgian windows. An adjoining private laneway provides access to the southern boundary via an established right of way.

The property is in good decorative order and is capable of functioning as a licensed premises/night club. Alternatively, it is suited to a variety of other potential uses subject to planning permission.

BER EXEMPT

AMV: €3,700,000 (plus VAT if applicable)

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PSRA No. 002584

43 Grand Parade, Cork

Tel: 021 427 1127

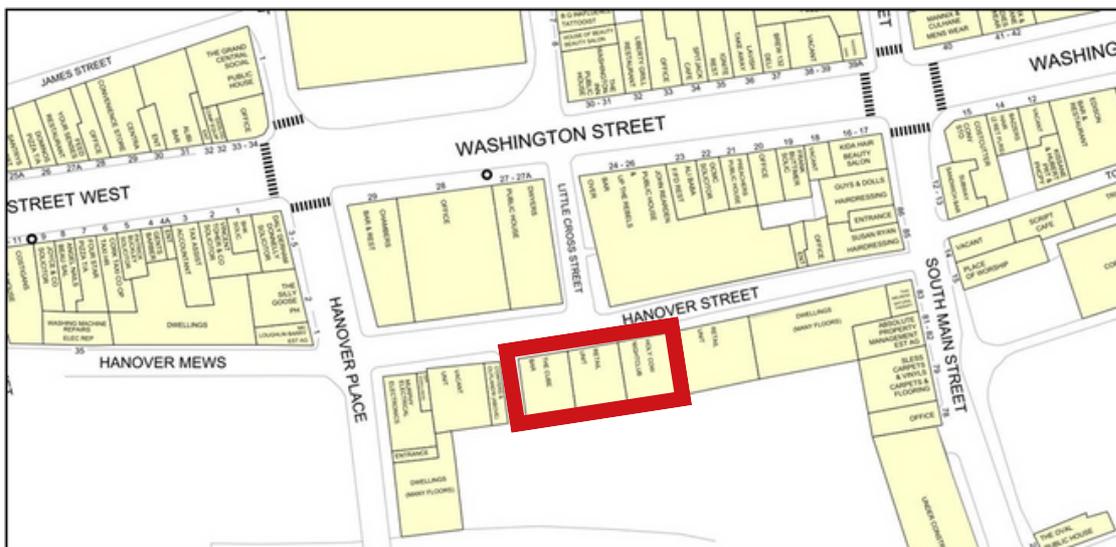
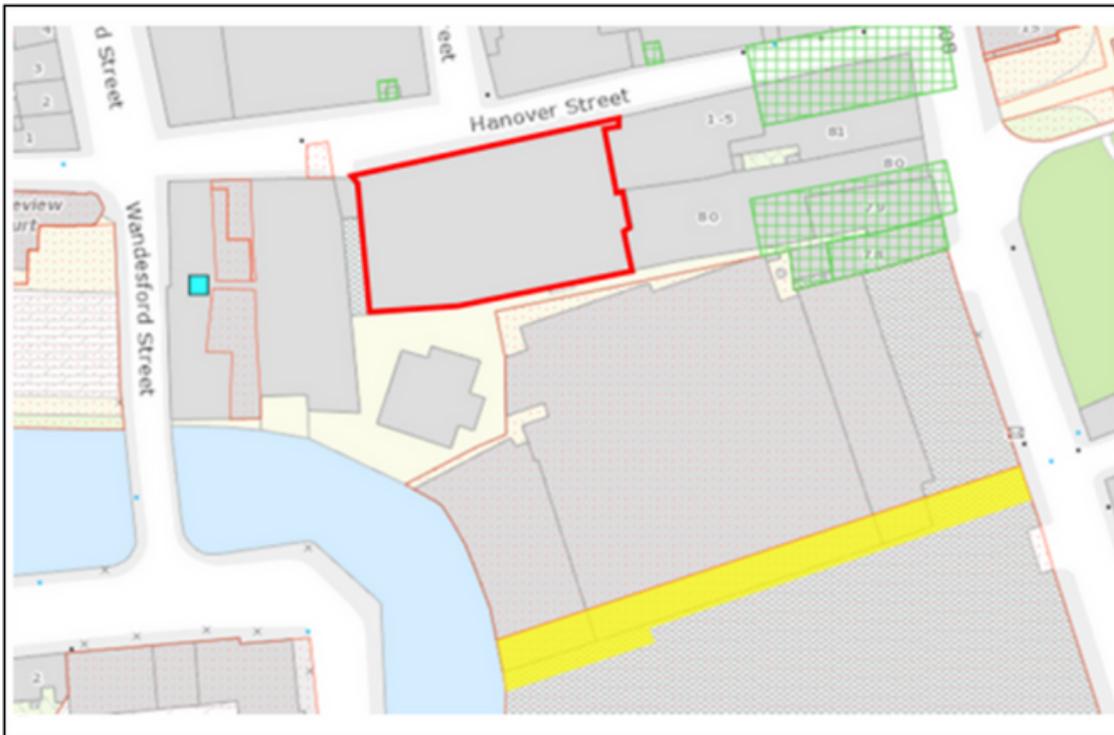
Email: info@caseyandkingston.ie | **Web:** www.caseyandkingston.ie

PSRA No. 001643

LOCATION

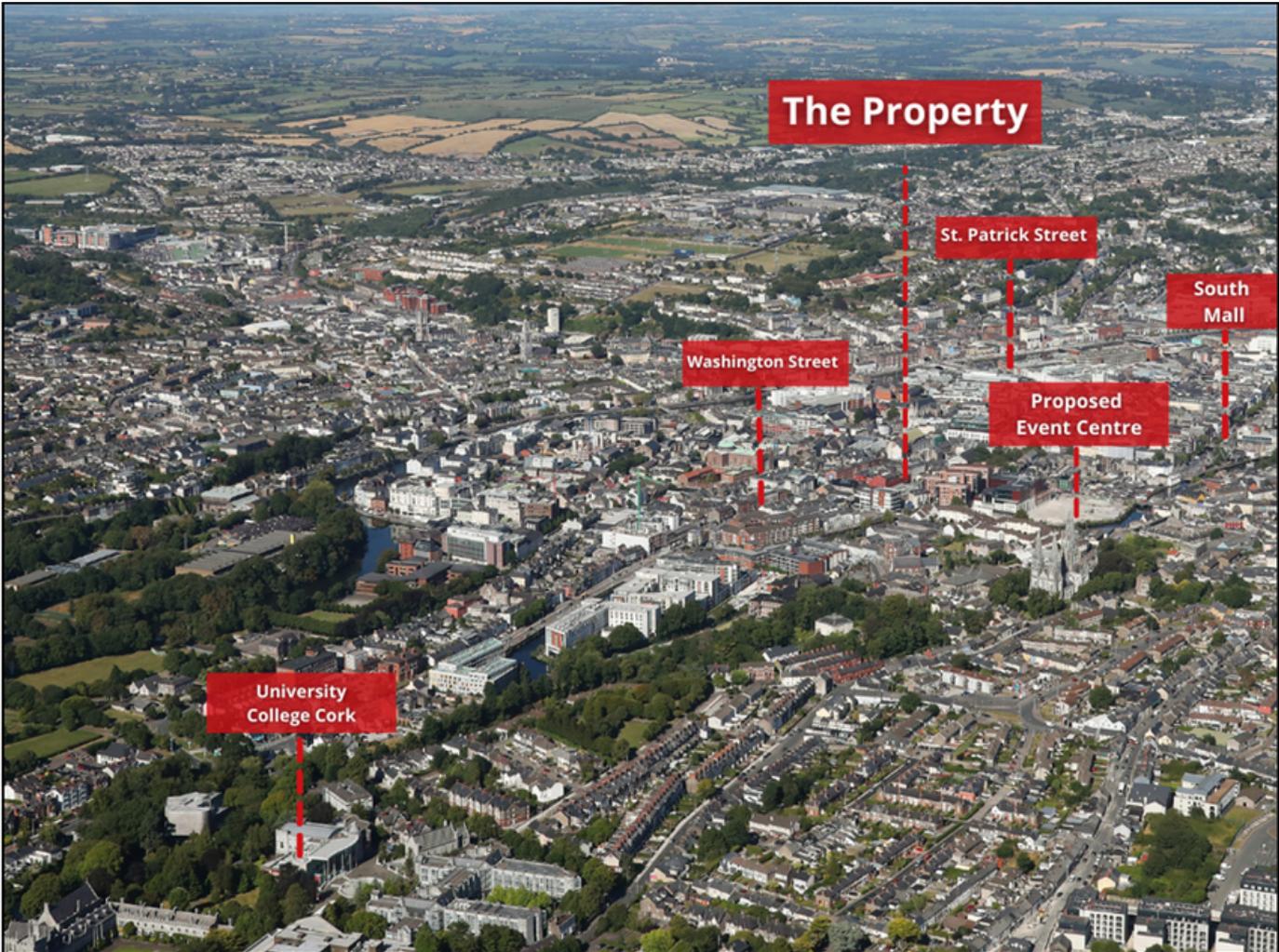
The property is located at 14-19 Hanover Street, Cork City near the bustling Washington Street area which is a thriving location for a variety of hospitality venues. Cork City's main retail thoroughfare on Patrick St is c. 0.5km away.

For guidance purposes only the property location is outlined in maps hereunder. Please refer to the appropriate title map to confirm boundaries, wayleaves, rights of way etc. Neighbouring occupiers include the Reardens & Dwyers hospitality complexes on Washington Street, The Sless / Carpet business to the eastern boundary and the Lee Point student accommodation complex to the southern boundary. In addition the property is strategically located near the proposed Event Centre on the former Beamish & Crawford Site. The University College Cork campus is nearby.



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| LOCATION



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| ACCOMMODATION

Ground Floor:

Night Club Area

Comprises 2 no. bar counters, raised stage, fitted perimeter seating as well as various rigging for sound and lighting equipment. There are 2 no. entrance foyers with cloakroom and cash desk. The floor area is finished in polished concrete. There are 2 no. blocks of male and female wc's.

Main Bar Area

The main bar area has a separate entrance and connects via internal corridor with the night club area. There are male & female wc's, a goods lift lobby and disabled wc.

Former Courtyard Bar

There is separate access to Hanover Street and there is a former staff washroom and wc's to the rear (presently not functional).

Rear Bar/Smoking Areas

Incorporating 2 no. bars and 2 electrically operated roller shutter doors providing fire escape exits. This area has a retractable roof and serves as a smoking area.

First Floor:

Bar /Night Club

The first floor bar is accessed by a feature stairwell and incorporates cloakroom, open bar area, stage and large bar counter with granite worktop together with perimeter seating. The floor is finished with wide plank timber. The centre ceiling is pitched with glazed finishing. There are male & female wc's.

Meeting/Board Room

This is a very well finished office/meeting room with carpet floor covering, textured wallpaper, recessed ceiling lights and electric storage heating.

General Office

Finishes include laminate timber covering, fluorescent ceiling lights and cable trunking. Walls have not been decorated.

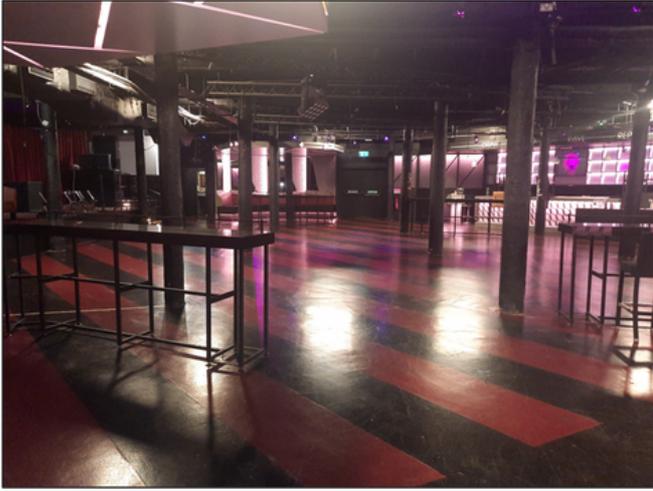
Other

In addition there is a Comms/Server Office, Keg Room, Kitchen/Food preparation area, smoking area and extensive storage.

| SERVICES

The building has 3 phase power, gas heating and a 600kg goods lift.

| GALLERY



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The Property



Washington Street



University College Cork



Proposed Event Centre



St. Patrick's Street

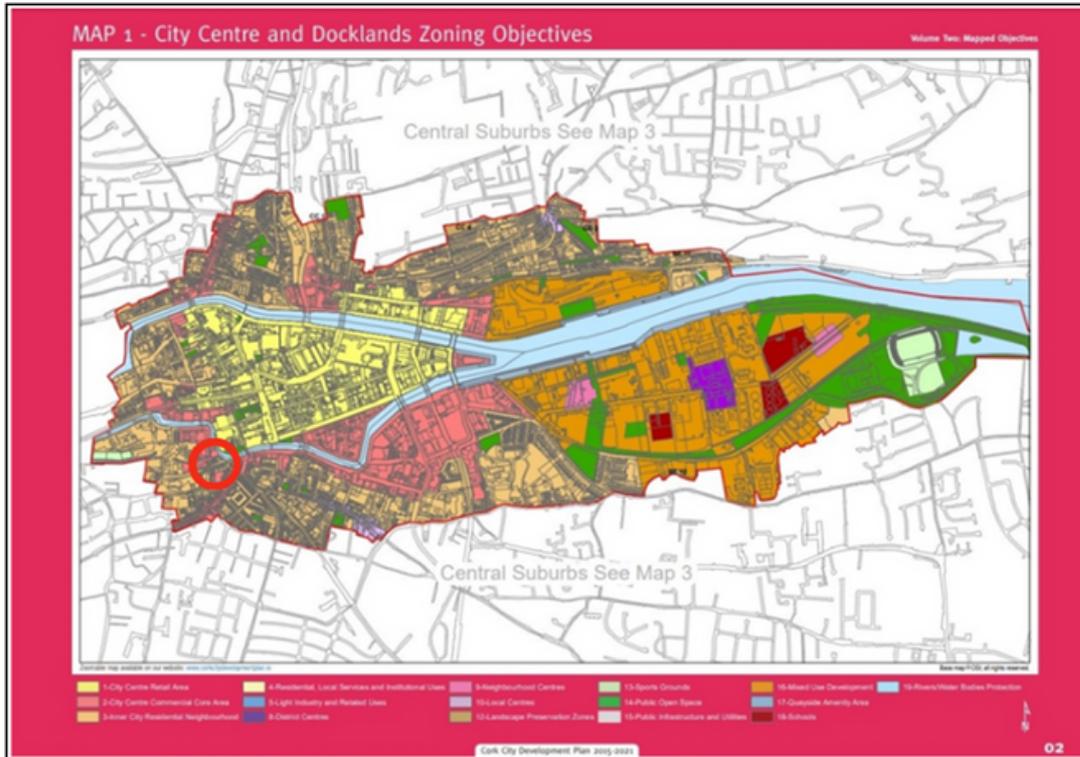


South Mall

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| TOWN PLANNING & ZONING

The property is zoned ZO 6 City Centre under the provisions of the Cork City Development Plan 2022 - 2028. The relevant zoning map is outlined hereunder.



Primary uses in this zone include but are not limited to retail, residential uses, community uses, offices, hotels, cultural and leisure facilities, education and healthcare institutions and uses that contribute to the vibrancy and diversity of the City Centre.

| TITLE

Freehold.

| RATEABLE VALUATION

€380.92 & €438.06.

| SOLICITOR

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