



Downey McCarthy
...the people you can trust

4A, 5 & 6 Adelaide Street, Cork City



EXCITING CITY CENTRE REDEVELOPMENT OPPORTUNITY

ERA Downey McCarthy take great pleasure in bringing to the market this exciting, city centre, redevelopment opportunity.

The property is located on the south side of Adelaide Street, between its junctions with North Main Street and Grattan Street. North Main Street is a popular secondary retail location which offers an array of retail outlets, cafes and bars. It also accommodates a mix of commercial and residential occupiers at upper floor levels and enjoys a high volume of pedestrian traffic. Adelaide Street runs perpendicular to the north end of North Main Street and presently plays host to a mix of commercial, retail and residential occupiers.

AMV: €335,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

The property is contained within three mid-terrace buildings, which sit roughly midway along the south side of Adelaide Street. No.s 4A & 5 Adelaide Street comprise an adjoining two storey and single storey building, which formerly accommodated an extensive bar / restaurant. It is of traditional construction with plastered elevations and part pitched slate roof, part flat roof. No.6 Adelaide Street comprises part ground floor only within a three storey mid-terrace building. It is again of traditional construction with red brick façade, plastered at ground floor and a pitched slate roof. It's internal accommodation includes a former office space in two rooms with w.c.

- Exciting redevelopment opportunity
- City centre location
- ZO 05 City centre zoning
- Suitable for a variety of uses (subject to planning permission)

| ACCOMMODATION

Gross Internal Floor Areas:

4A & 5 Adelaide Street - 378.5 sq.m.

6 Adelaide Street - 21.23 sq.m.

| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

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