

- 1. Kent Station
- 2. Port of Cork
- 3. Navagation Square
- 4. One Albert Quay
- 5. The Elysian
- 6. City Hall
- 7. Jury's Inn
- 8. City Quarter
- 9. The Clarion Hotel
- 10. 5 & 6 Lapp's Quay
- 11. UCC Business School
- 12. Bus Station
- 13. Merchants Quay SC
- 14. Oliver Plunkett Street
- 15. The Dalata Hotel
- 16. No. 1 South Mall
- 17. The Imperial Hotel
- 18. Debenhams
- 19. Brown Thomas

Location

The property is situated in Cork city centre one block east of the city's main retail thoroughfare, Patrick Street and within a short walking distance of South Mall and Lapp's Quay which together form part of the city's central business district.

Cork city central bus station is adjacent to the property with Kent train station being a five minute walk to the north. Cork Airport is approximately 7km to the south via the South Link Road. Other forms of public transport accessibility include the city's public bike scheme and Cork City Council's Park and Ride scheme which terminates at Lapp's Quay nearby. There has been significant enhancements to the public realm at Parnell Place in recent times which has raised the profile of the area with further investment proposed by University College Cork who plan a business school to the south of the property at the corner of Parnell Place and Lapp's Quay.

Neighbouring properties include retail, office and residential uses. Merchants Quay Shopping Centre is immediately west and the Dalata Hotel Group plan redevelopment and fit-out of a four star hotel to the south on Parnell Place.



Description

The entire offering comprises two neighbouring 19th century protected former warehouse buildings separated by a laneway fronting onto Parnell Place to the west and Deane Street to the east which are prime for future redevelopment. The offering also includes the freehold of 1 & 2 Deane Street which is held as an investment property.

The entire offering extends to an overall site area of approx. 0.45 acres: 0.182 hectares.

No 7/8 Parnell Place is a five storey building fronting on to Parnell Place and extending through to Deane Street via a vacant site at the rear of the building. It has a ground floor foot print of approx. 660 sqm (7,106 sqft). It comprises a detached gable fronted five bay, five storey, former warehouse, built circa 1855 with central loading doors to the upper floors with pitched slate roof with flat top and limestone parapet.

No 9 Parnell Place can be described as a five storey building fronting Parnell Place with two storeys at the rear onto Deane Street. It occupies a ground floor foot print of approx. 720 sqm (7,752 sqft) and is a detached gable fronted three bay, five storey former warehouse building constructed circa 1830 with central loading doors to the upper floors. It has a pitched slate roof with limestone walls to the west elevation.

1 & 2 Deane Street

Comprises a three storey corner terraced building at the corner of Oliver Plunkett Street and Deane Street occupying a ground floor area of approximately 436 sqft with similar accommodation at first floor level. There is a current rental income of €10,500 p.a. from this premises.

Potential Accommodation

In the Cork City Centre Action Plan 2016 it is anticipated that approximately 6,000 sqm (64,580 sqft) of floor space can be provided on the site to include new extensions to the rear of the Parnell Place buildings.

Town Planning

The property is situated within the functional area of Cork City Council and is covered under the Cork City Development Plan 2015-2021. Under this development plan the area is zoned "city centre retail area."

An indicative development brief for the property has been prepared by Cork City Council.

- The site allows for a wide range of uses reflecting its city centre location including a mix of uses.
- The development of large office floor plates is specifically supported.
- The location of the property beside the city's bus station offers an excellent opportunity for distinctive and contemporary office environment.
- The site offers the opportunity to achieve an unique commercial space balancing redevelopment with conservation.

A copy of the indicative development brief is available from the agents.





Title

7-9 Parnell Place: Freehold with Part Long Leasehold

1 & 2 Deane Street: Freehold

The Procedure

Offers are invited for the opportunity 12.00 noon on Wednesday 29th March 2017.

Solicitor

Deborah G. Hegarty, BCL Dip EU LAW Law Agent, Cork City Council

Viewing

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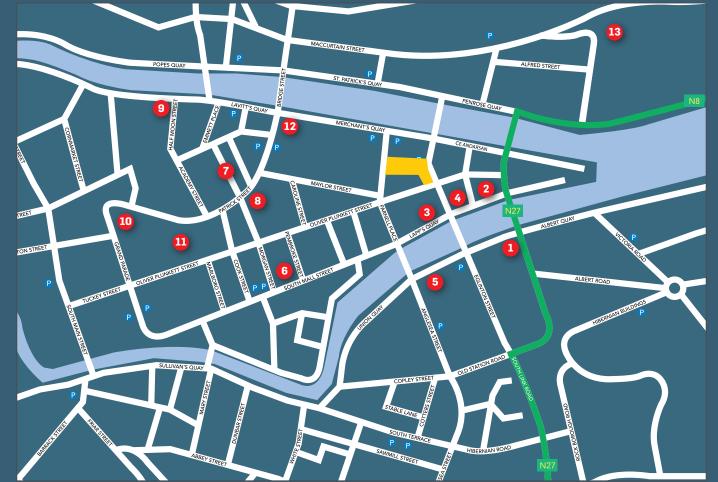
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- Subject Property 1 One Albert Quay
- 2 City Quarter
- 3 5 & 6 Lapps Quay4 Clarion Hotel
- 5 City Hall

- 6 Imperial Hotel
- 7 Opera Lane
- 8 Brown Thomas
- 9 Apple 10 The Capitol
- 11 The English Market
- 12 Merchants Quay SC 13 Kent Station



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