

ON THE INSTRUCTIONS OF THE RECEIVERS, STEPHEN TENNANT & NICHOLAS O'DWYER, GRANT THORNTON

MIXED USE INVESTMENT (TENANTS NOT AFFECTED) 26 SOUTH MAIN STREET & 12 TUCKEY STREET, CORK

- Mixed commercial and residential investment
- Prominent city centre location on the corner of South Main Street and Tuckey Street
- Ground floor licenced premises and three overhead one bedroom apartments
- 100% occupied, current rental income €67,860 p.a.
- Situated directly opposite the Brewery Quarter development

021-427 5079



LOCATION

The property is centrally situated in Cork city centre on the corner of South Main Street and Tuckey Street. It is 100m from Grand Parade and is directly opposite the Brewery Quarter development, a 3.5 acre site which will include a proposed €70 million events centre, student accommodation and offices. The student accommodation development comprising 413 bed spaces is under construction and is scheduled to be completed by summer 2019.

DESCRIPTION

The property comprises a three storey and part two storey corner building with a ground floor licensed premises laid out as a pub with rear store, ladies toilet and disabled toilet. There is a first floor coldroom, stores and gents toilet. There is separate access to the upper floor apartments from Tuckey Street. There are 3 No. one bedroom apartments, one on each of the first, second and third floors. The apartments are each laid out with an open plan living/dining/kitchen area, bedroom and bathroom.

TENANCIES

Ground floor and part of first floor let to CMB City Taverns Ltd on a 20 year lease from 1st July 2006 at a current rent of €46,800 per annum with five yearly upwards only rent reviews. The three apartments are let on residential letting agreements at a current total rent of €21,060 per annum.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Pub, Store & Toilets	76.64	825
First	Store, Coldroom, Toilet	38.18	411
	Apartment 1	32.61	351
Second	Apartment 2	32.61	351
Third	Apartment 3	32.61	351
	Approx. Total	212.65	2,289

BER INFORMATION

BER: E2 - G

BER numbers available on request.

SOLICITOR

Fitzgerald Solicitors, 6 Lapp's Quay, Cork.

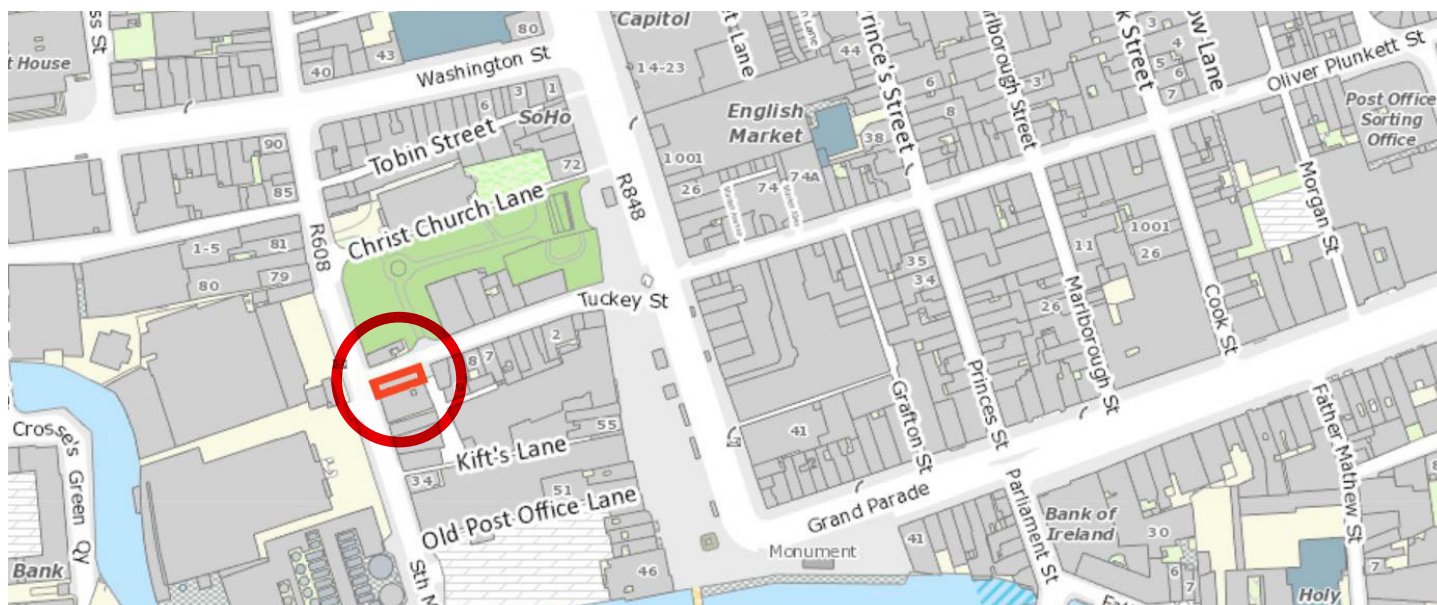
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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