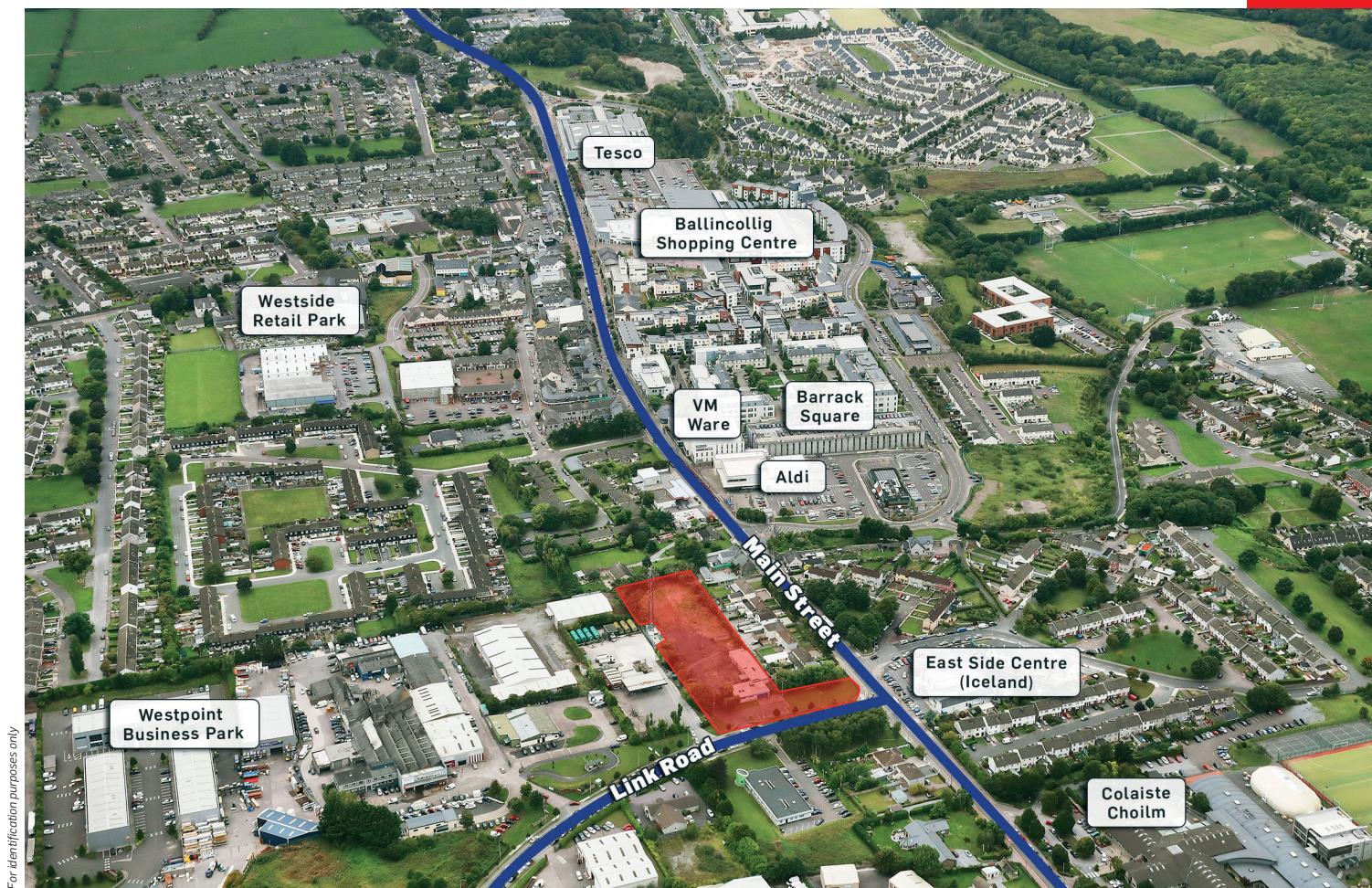


FOR SALE ON THE INSTRUCTION OF THE ESB

PRIME DEVELOPMENT OPPORTUNITY, LINK ROAD, BALLINCOLLIG, CORK



021-427 5079

- Site extending to approximately 0.67 ha (1.65 acres)
- Former ESB retail depot and showroom building of approx. 472 sqm (5,085 sqft)
- Zoned "Existing Built-up Area" in the Ballincollig LAP 2017
- Strategic site with extensive road frontage
- Potential for commercial or residential development subject to planning permission
- Well located in Ballincollig with excellent profile onto Main Street and Link Road



For identification purposes only

LOCATION

The property is situated in Ballincollig and is easily accessible from the Ballincollig bypass and South Ring Road Network. The property is approx. 700m east of the town centre on the western side of Link Road at its junction with Main Street.

The Eastside Retail Centre (occupants include Iceland and Costa Coffee) and Colaiste Cholim Secondary School are situated just to the north.

Balincollig Commercial Park and Westpoint Business Park are to the south and Link Road Business Centre is to the east.

Ballincollig is an attractive commuter town and provides an important retail and service centre for its large surrounding hinterland areas with Dunnes Stores, Tesco, Aldi, Lidl and SuperValu all present in the town. It has a good range of services and facilities and is home to Dell EMC's large facility were approximately 3,000 employees are based at their 50 acre campus.

The town has a population of approximately 18,621 (CSO, 2016) and is located approx. 10 km west of Cork City.

TITLE

The property is held on a freehold title.

SERVICES

All main services are available.

THE PROPERTY

The property comprises a former ESB retail depot and showroom contained in an L shaped single storey building on an overall site of approximately 0.67 hectares (1.65 acres). The regular shaped level site is laid out with parking, hard standing and circulation areas.

The property has good road frontage to Main Street to the north and Link Road to the east with vehicular access from Link Road.

The site is situated within an area that provides a variety of uses with Ballincollig Commercial Park to the south and housing to the west and north.

TOWN PLANNING

The property is situated in an area zoned "existing built-up area" in the Ballincollig - Carrigaline Municipal District Local Area Plan 2017.

GUIDE SALE PRICE

€950,000 plus VAT.

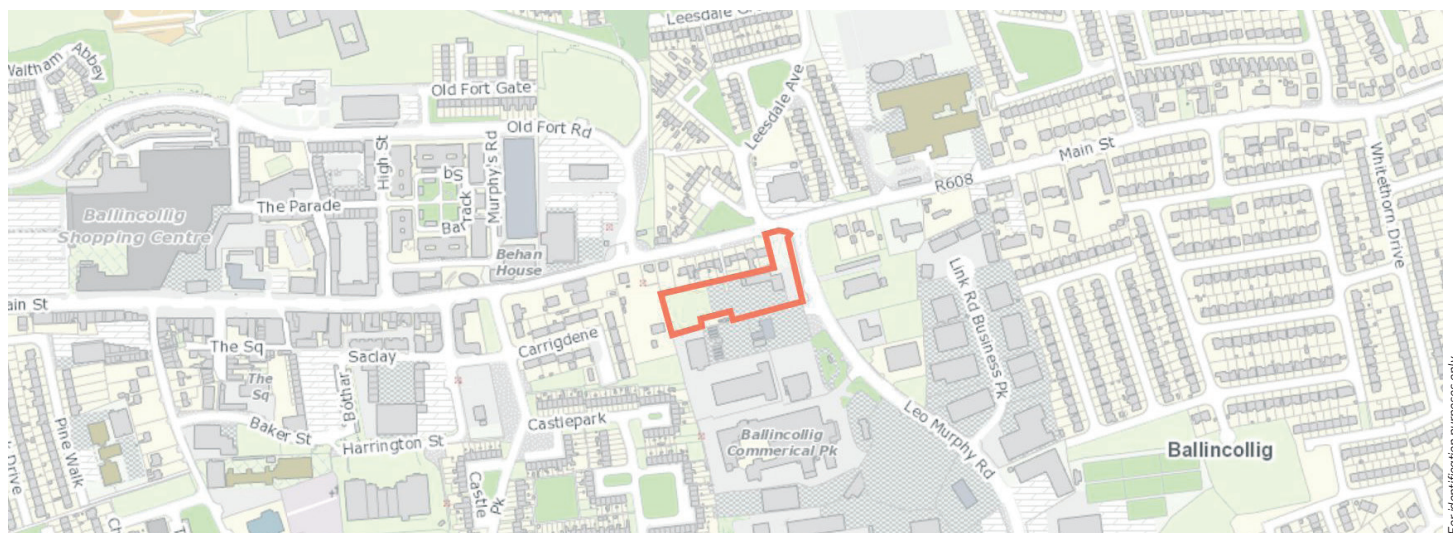
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA No. 001848.

