

# 53 South Mall

— CORK —



Prime city centre office investment opportunity | For sale by private treaty  
*JW O'Donovan Solicitors not affected*

Lisney



## SUMMARY

- Substantial four storey office building extending to approximately 334.2 sqm (3,597 sqft)
- Attractive investment opportunity with a current rental income of €80,000 per annum
- Occupied by JW O'Donovan Solicitors on a 35 Year FRI Lease from January 1987
- JW O'Donovan Solicitors are one of Cork's leading law firms establishing in 1931
- Situated in a prominent and established city centre location at the western end of South Mall near its intersection with Grand Parade

## CORK HIGHLIGHTS



Ireland's second largest city



Amongst the fastest growing cities in Europe with a forecasted growth of approx. 125,000 in the city and 150,000 in the county by 2040



3<sup>rd</sup> friendliest city in the world



University College of Cork ranked in the top 2% in the world



Some 150 Global FDI companies located in Cork



8/10 of the world's top pharmaceutical companies based in Cork



Cork International Airport situated approx. 7km south of the city centre handling approx. 2.4m passengers in 2018



Major transport investment proposed under the Cork Metropolitan Area Transport Strategy Plan 2040 incorporating a light tram service from Ballincollig to Mahon via Cork city centre





LOCATION

The property is centrally situated in Cork city centre on the north side of South Mall at its western end between the intersections of Grand Parade and Princes Street and opposite Parliament Street.

South Mall is the city’s principal professional and commercial office thoroughfare.

Neighbouring occupiers include AXA Insurance Brokers, FBD Insurance, Cantor Fitzgerald, Keeper Security’s first European office, Bank of Ireland’s regional headquarters at 32 South Mall and AIB at 66 South Mall.



DESCRIPTION

The property comprises a prominent self-contained four storey, four bay terraced office building with a two storey return extending to approx. 334.2 sqm (3,597 sqft). The ground floor is at a raised level with a modern entrance foyer and reception area and a glazed atrium to the rear section over two levels providing excellent natural lighting.

The property is fitted to a high standard and is laid out with a series of meeting rooms, offices, staff accommodation and there is an impressive boardroom/library situated on the first floor return accessed via a gallery walkway overlooking the atrium to the ground floor reception area.



ACCOMMODATION

The accommodation and approximate floor areas comprise:

Floor	Description	sqm	sqft
Ground	Front lobby, reception/ atrium area, 3 no. meeting rooms, post room and ladies and gents w/c.	123.1	1,325
First	4 no. offices, office lobby, gallery and board room/library.	104.2	1,122
Second	3 no. offices and ladies and gents w/c.	57.7	621
Third	4 no. offices and canteen.	49.2	530
Total		334.2	3,598

TENANCY / COVENANT

The entire property is occupied by JW O'Donovan Solicitors on a 35 year FRI lease from 1st January 1987 at a current passing rent of €80,000 per annum exclusive. There are 5 yearly upward only rent reviews.

JW O'Donovan Solicitors are one of Cork’s leading law firms having originally established over 88 years ago in 1931 and combine experience, in-depth knowledge and quality to provide legal advice on a wide range of practice areas, including commercial law, property, corporate finance, litigation and dispute resolution to a variety of institutional, commercial and private clients. [www.jwod.ie](http://www.jwod.ie)

TITLE

Held on a Freehold or similar title. For the avoidance of doubt please note that the property will be sold subject to and with the benefit of the above lease and the tenant will be unaffected by the sale.

## SOLICITOR

JW O'Donovan Solicitors,  
53 South Mall,  
Cork, T12 H395

Contact: Anne Marie Linehan  
Ph: 021 7300 200  
Email: alinehan@jwod.ie

**BER INFORMATION** Pending

**EIRCODE** T12 H395

**GUIDE SALE PRICE** €820,000

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.  
For further information please contact:

**Mark Kennedy**

021-427 5079  
mkennedy@lisney.com

**Margaret Kelleher**

021-427 5079  
mkelleher@lisney.com



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

# Lisney

### DUBLIN

St. Stephen's Green  
House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
+353 1 638 2700  
dublin@lisney.com

### BELFAST

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
+44 2890 501 501  
belfast@lisney.com

### CORK

1 South Mall,  
Cork,  
T12 CCN3  
+353 21 427 5079  
cork@lisney.com

### LONDON

91 Wimpole Street  
London  
W1G 0EF, UK  
+44 (0)203 871 2514  
london@lisney.com