

NO. 58 MACCURTAIN STREET, CORK

For Sale By Public Auction – 28th November 2019 at 12 noon in the Imperial Hotel, South Mall, Cork

- Four storey over basement building
- Total floor area approx. 342.36 sqm (3,686 sqft)
- Centrally situated in Cork city centre in the Victorian Quarter
- Site are of approx. 0.022 Ha (0.05 acres) that extends through to Little William Street
- Redevelopment opportunity suitable for a variety of uses
- Exempt from stamp duty and no vat applicable to the sale

021-427 5709



LOCATION

The property is centrally situated in Cork city centre on the north side of MacCurtain Street, at its eastern end and close to it's junction with Summerhill North. This area is known as the Victorian Quarter and occupiers on the street include the Metropole Hotel, Everyman Theatre, Leisure Plex, Spar, Issacs Restaurant and various mixed retail, restaurant and bar uses.

DESCRIPTION

The property comprises a four storey over basement mid terraced building fronting MacCurtain Street. It is mainly constructed with masonry and brick walls, pitched timber and slate roof and timber floors. It occupies a site of approx. 0.022 hectares (0.05 acres) that extends through to Little William Street. The property is being sold with full vacant possession.

ACCOMMODATION

Floor	Sqm	Sqft
Basement	56.63	610
Ground	74.29	800
First	70.82	762
Second	73.18	788
Third	67.44	726
Approx. Total	342.36	3,686

FOR SALE BY AUCTION

For sale by public auction in The Imperial Hotel, South Mall, Cork at 12 noon on Thursday 28th November 2019. Legal pack available from the vendor's solicitor.

SOLICITOR

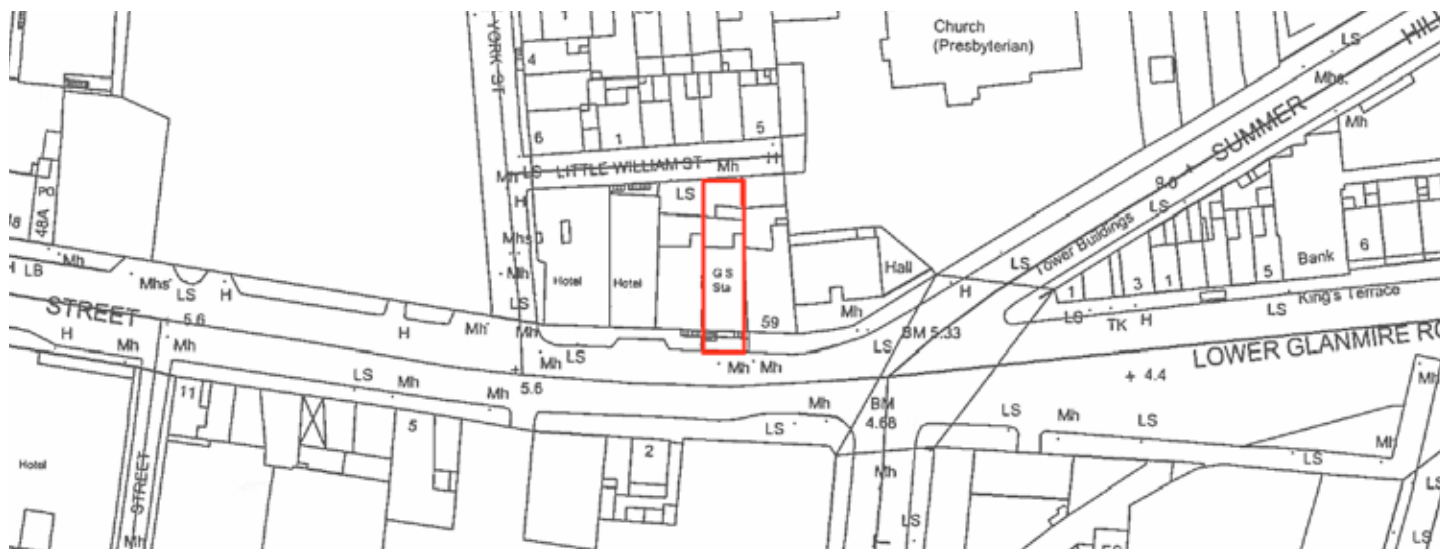
Tauna O'Connell,
Chief State Solicitors Office, Osmond House,
Little Ship Street, Dublin 8
Tel: 01-417 6161
Email: tauna_oconnell@csso.gov.ie

BER

Rating: G
BER No. 800452997
EPI No. 996.1k Wh/m2/yr

FURTHER INFORMATION / VIEWING

Amanda Isherwood 021-427 5079 aisherwood@lisney.com
Edward Hanafin 021-427 5079 ehanafin@lisney.com



CORK

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

DUBLIN

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

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@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. Lisney PSRA No. 001848.

