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**Guide Price; €1,000,000**

**0.36 Acre (approx.) Prime Development Potential**

**31, 32 & 33 South Terrace, Cork City**



Powell Property are delighted to introduce to the market, No.'s 31, 32 and 33 South Terrace, Cork City. Included in the sale is a large car park to the rear of the properties, accessed from Cotter Street. An ideal investment opportunity, these architecturally stunning properties still maintain original interior fixtures and features, and are conveniently located in the heart of Cork city centre.



*Figure 1 Site at Rear*

**Location and brief history of South Terrace (31 – 36 South Terrace):**

The property is located on the South Terrace in Cork City centre. The South Terrace consists of both residential and commercial units in the heart of the bustling city centre. Located approximately 5 minute walk from Patrick Street, there is also easy access to the South Link from this location.

Unit 31 had been previously used as an academic centre and the top floor of unit 32 is currently being utilised by an Architectural company. Unit 33 is currently vacant.

South Terrace was constructed on grounds belonging to James Morrison, (Mayor of Cork in 1784) and was originally called Morrison's Place. The terrace of 31-36 South Terrace, however, was not developed until somewhat later, probably in the 1820s. Early Ordinance Survey maps (1871 and 1902) show extensive structures to the rear of the main house, and also a large garden extending to the south of the main plot for 31 South Terrace. A map prepared for the Committee of Improvement with the Wide Street Commissioners of Cork notes that Sir Thomas Deane was the owner of this terrace of houses. He is likely also to have been the designer and developer of the terrace.

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**Property description:**

The properties/site area for sale consist of two Georgian style terraced blocks and a large car park extending to the rear. Both properties consist of four stories and basement levels which are visible from the street. A concrete stairway leads to the entrance doors. Number 31 is the first in a terrace of six houses and is located on the corner of South Terrace and Cotter Street.

The total site area (including both properties and carpark) covers approximately 16,000 square footage.

All units and carpark are for sale as one lot.

**Property layout:**

**Unit 31 South Terrace:**

- Basement level – entrance hallway, 3 office spaces and store room to the rear
- First floor level – entrance hallway leading to the foyer with spiral staircase. 3 office spaces with toilets to the rear.
- Second floor level – spiral staircase leads to 5 office spaces. Store room.
- Attic space – 1 large office, 1wc and 3 storage rooms



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Figure 2 31 Hall

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*Figure 3 class room ground floor 31*

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***Unit 32 South Terrace:***

-Basement level – access only via street (separate entrance door). Entrance hallway leads to two toilets on the left and large room (1) to the right that has been subdivided into three office spaces. *Appendix 2a*

-First floor level – landing/lobby leads to two separate rooms (2 and 3), a smaller room (4) has been subdivided into two office spaces. *Appendix 2b*

-Second floor level – hallway leads to a single room (5) which is located next to a large room previously four separate rooms (6,7,8, 9) which have been opened up into one open plan office space. *Appendix 2c*

-Attic space – is height restricted in parts and can only be used for storage. *Appendix 2d*



*Figure 4 second floor office*

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*Figure 5 Second floor office room a - d removed partitions*



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## OS Map





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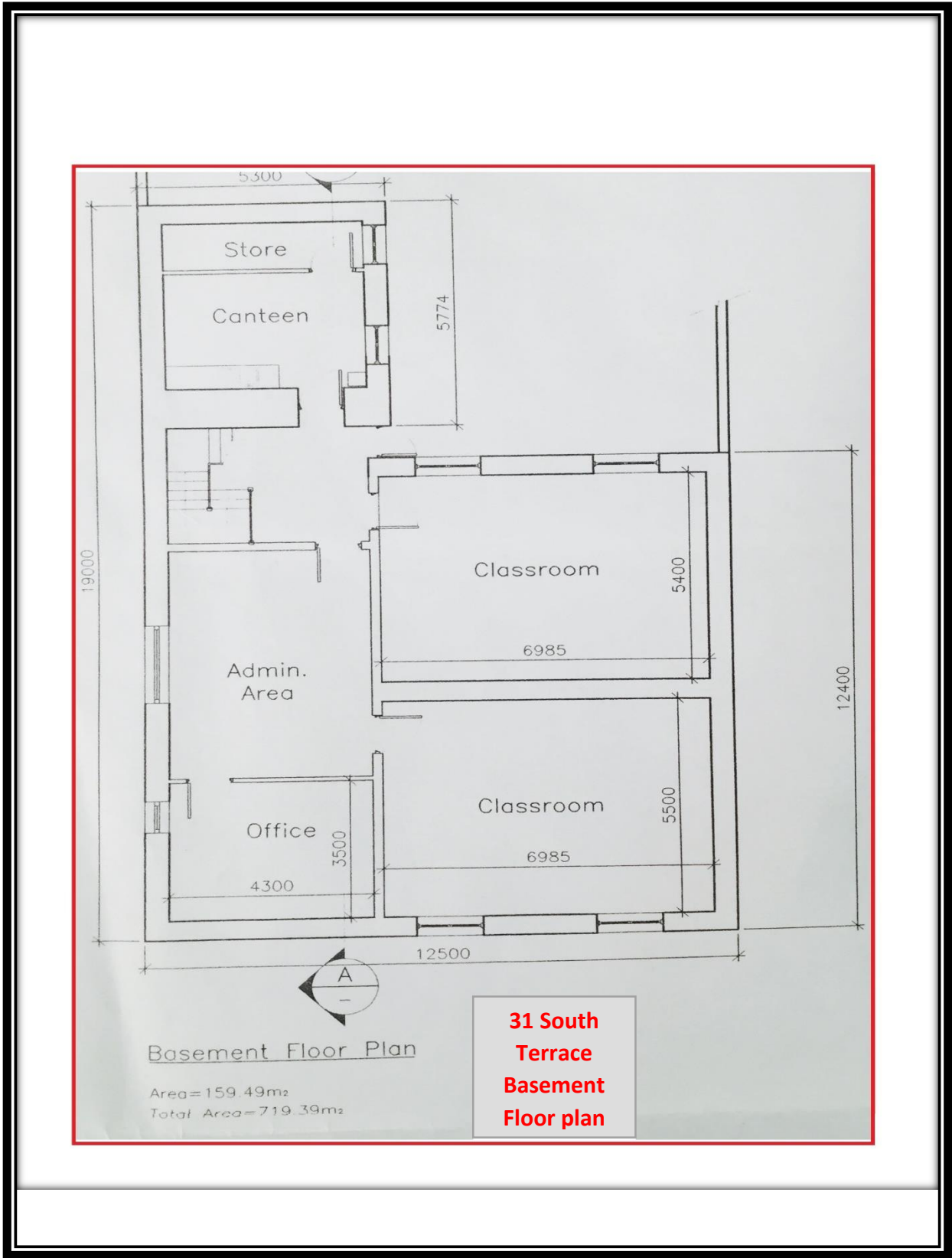


Figure 6 Basement floor plan

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**Appendix 1a**

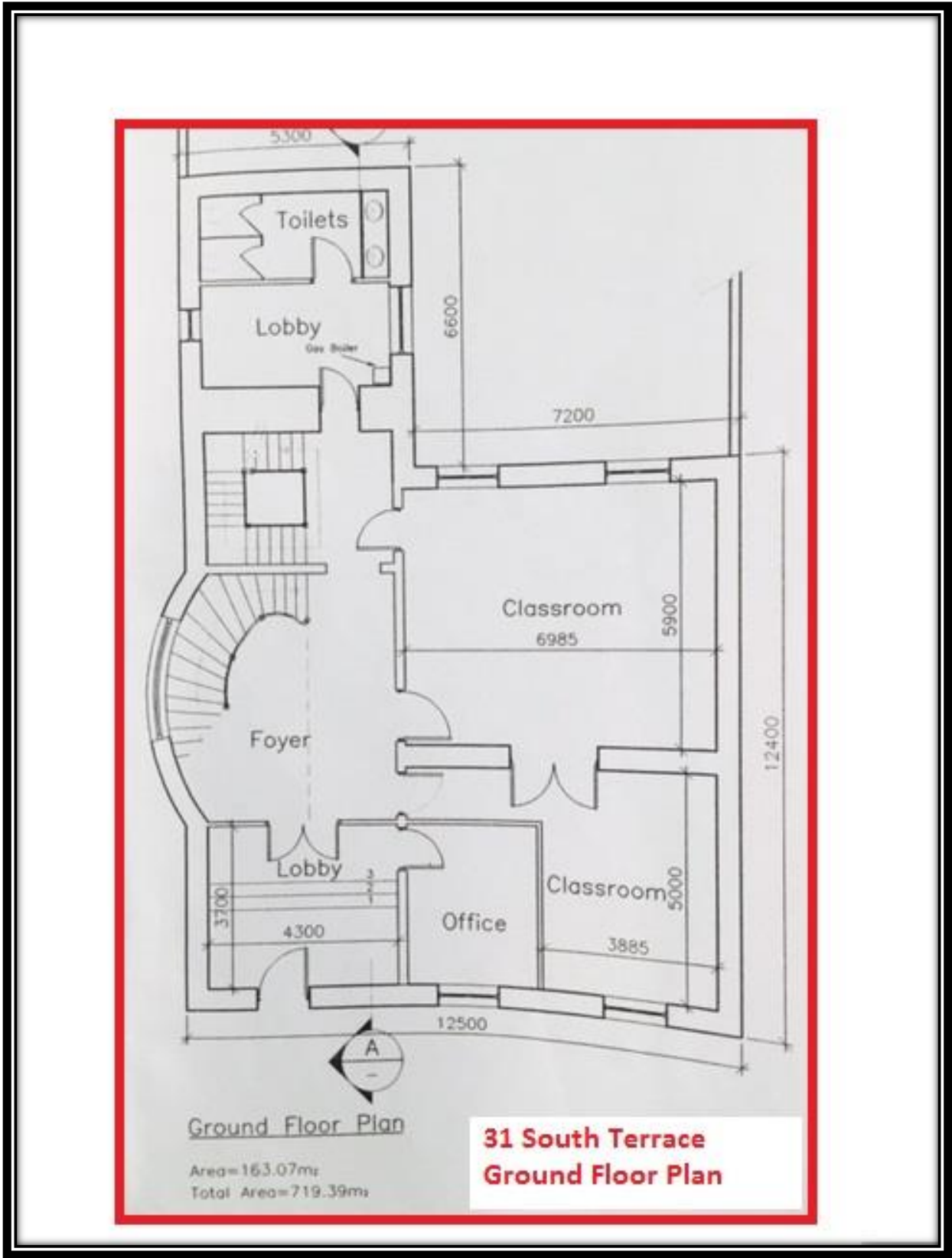
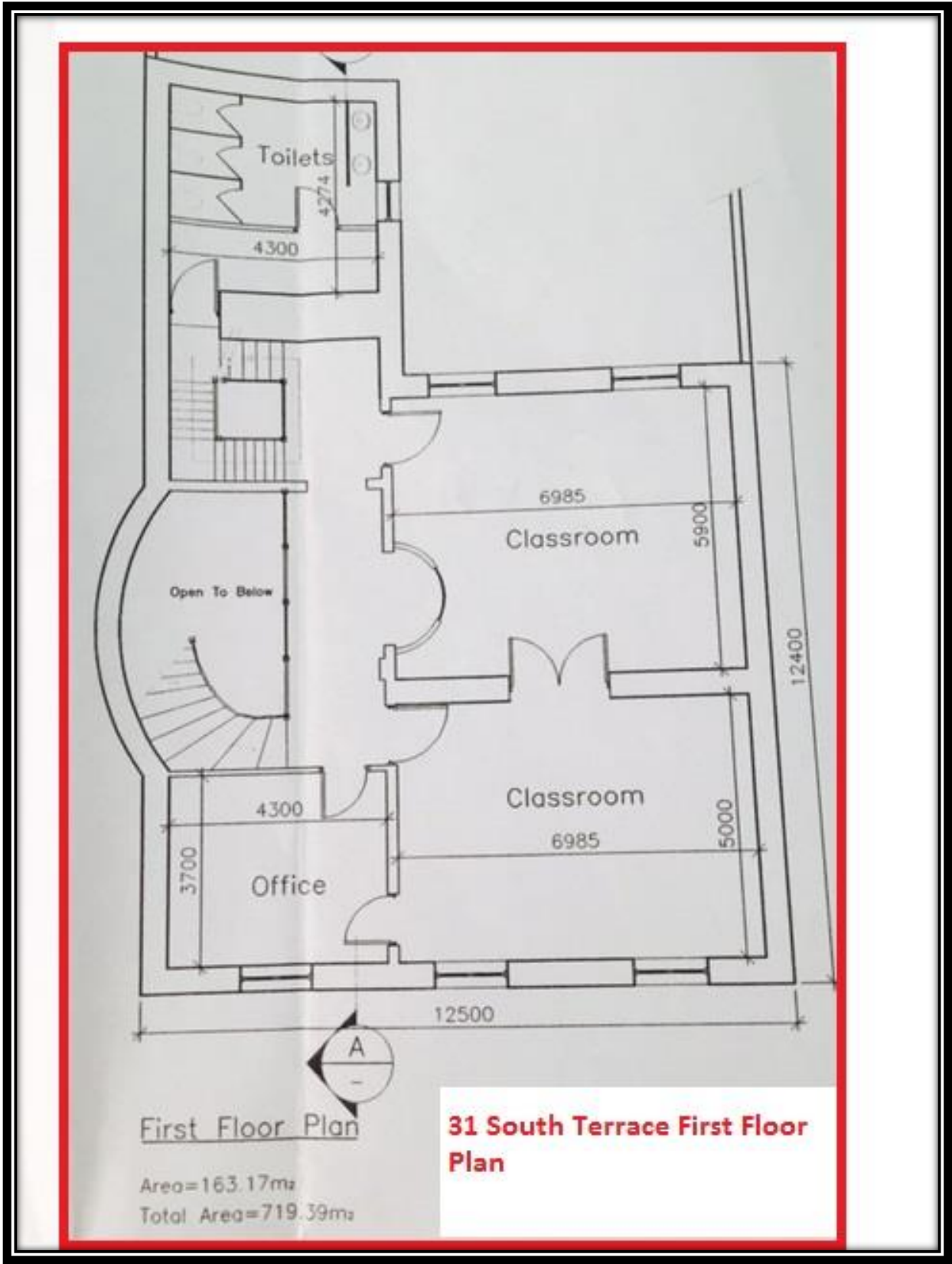


Figure 7 Ground floor Plan31

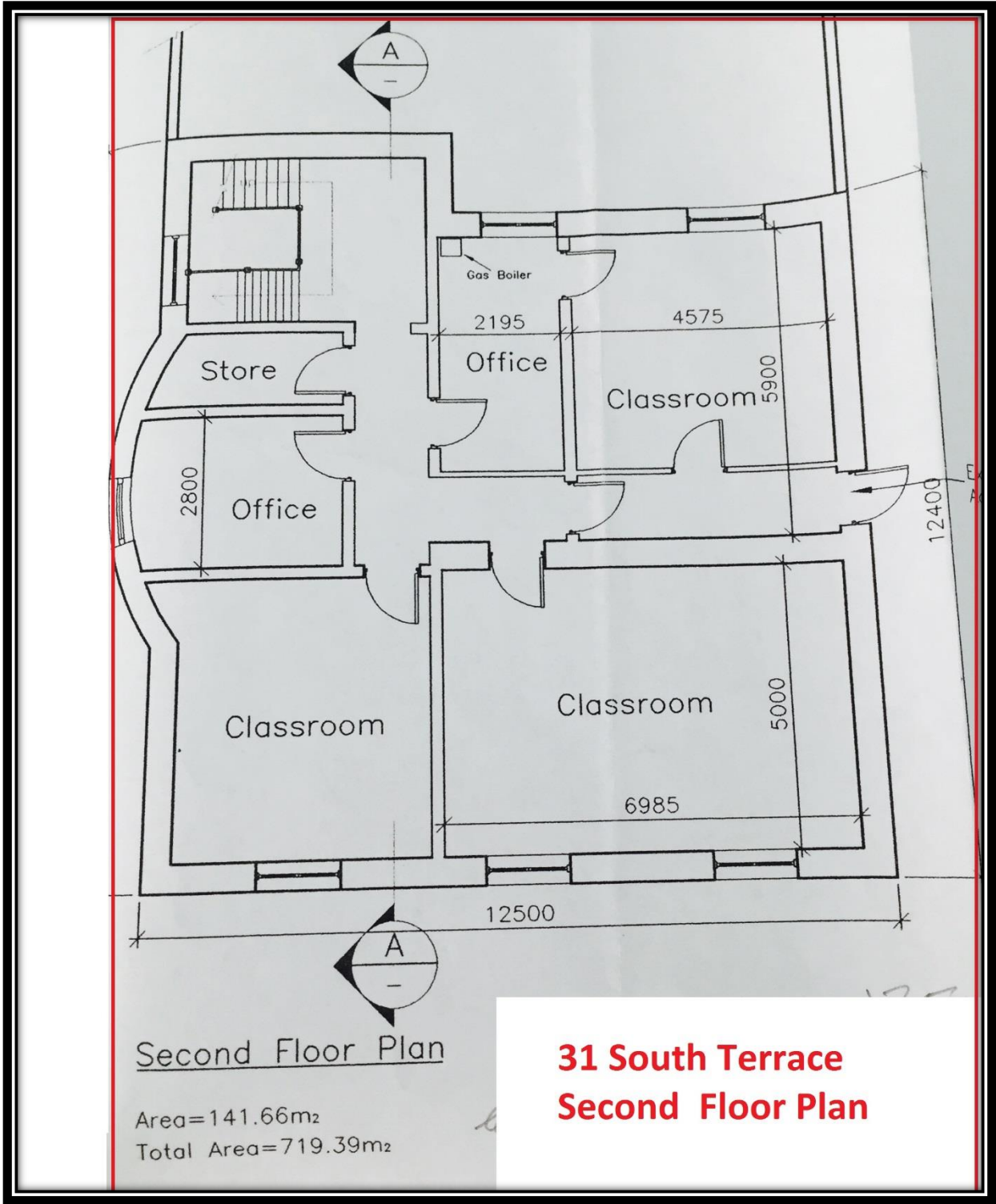
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Appendix 1.1a



Appendix 1b

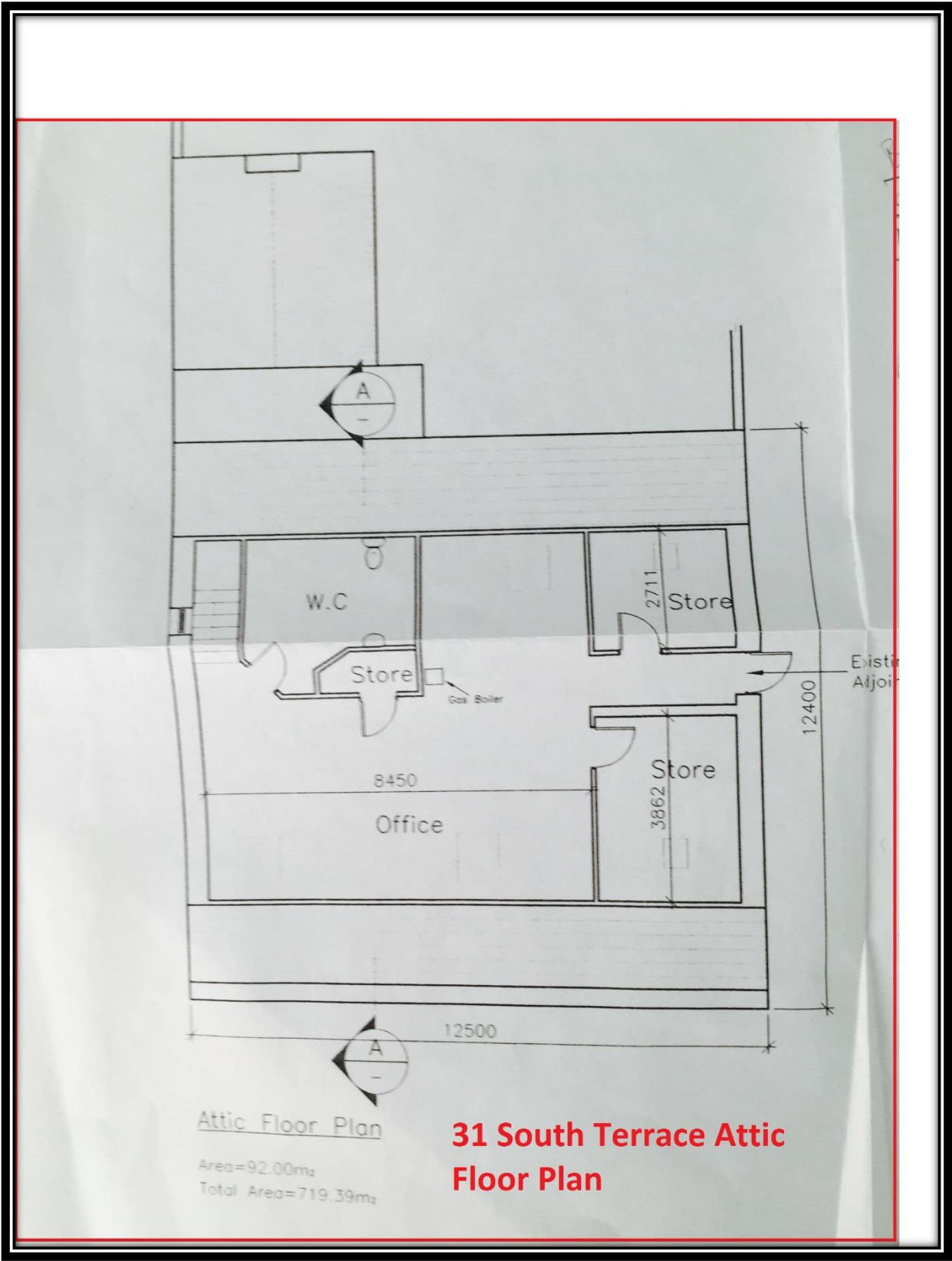
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Appendix 1c

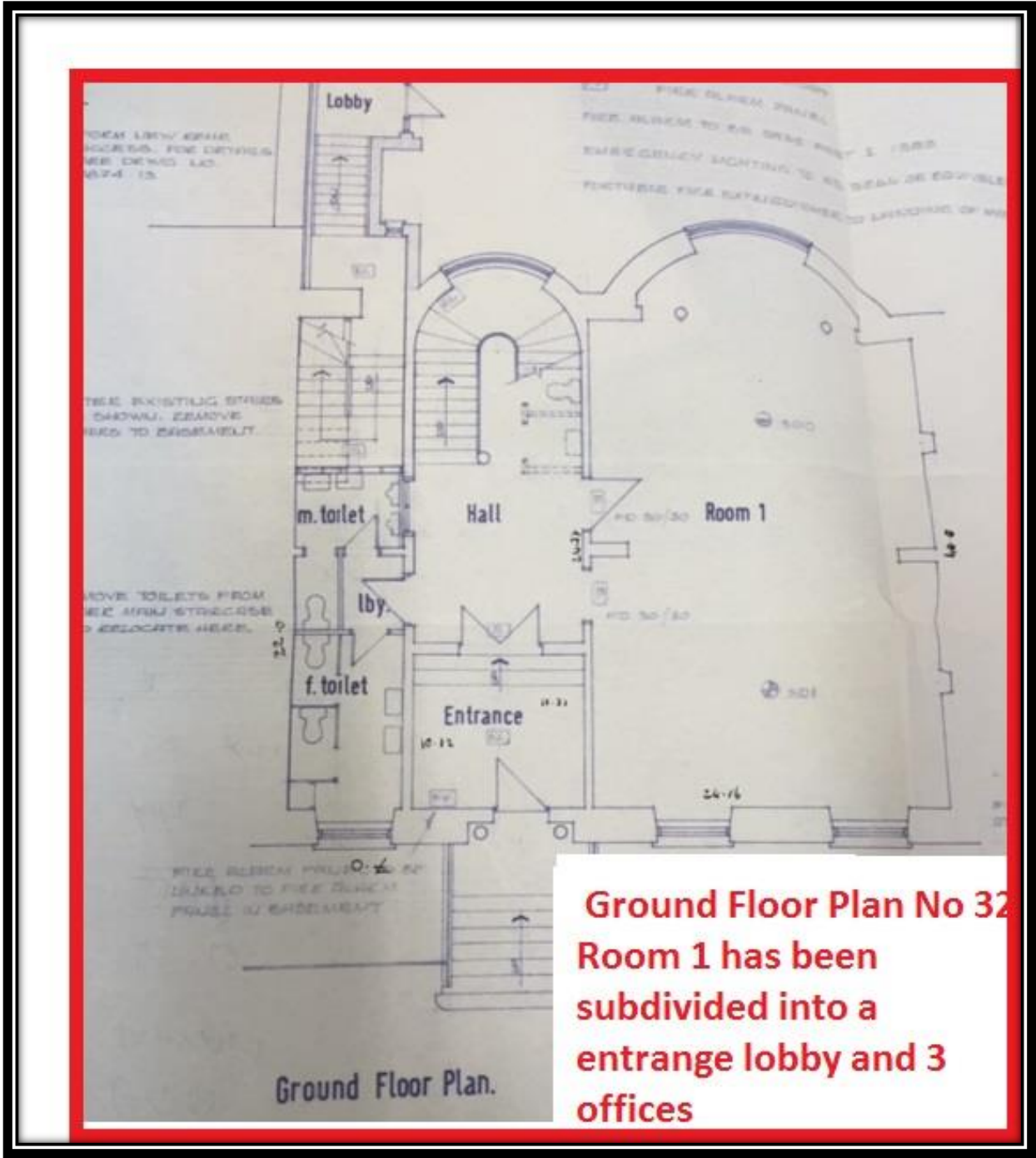


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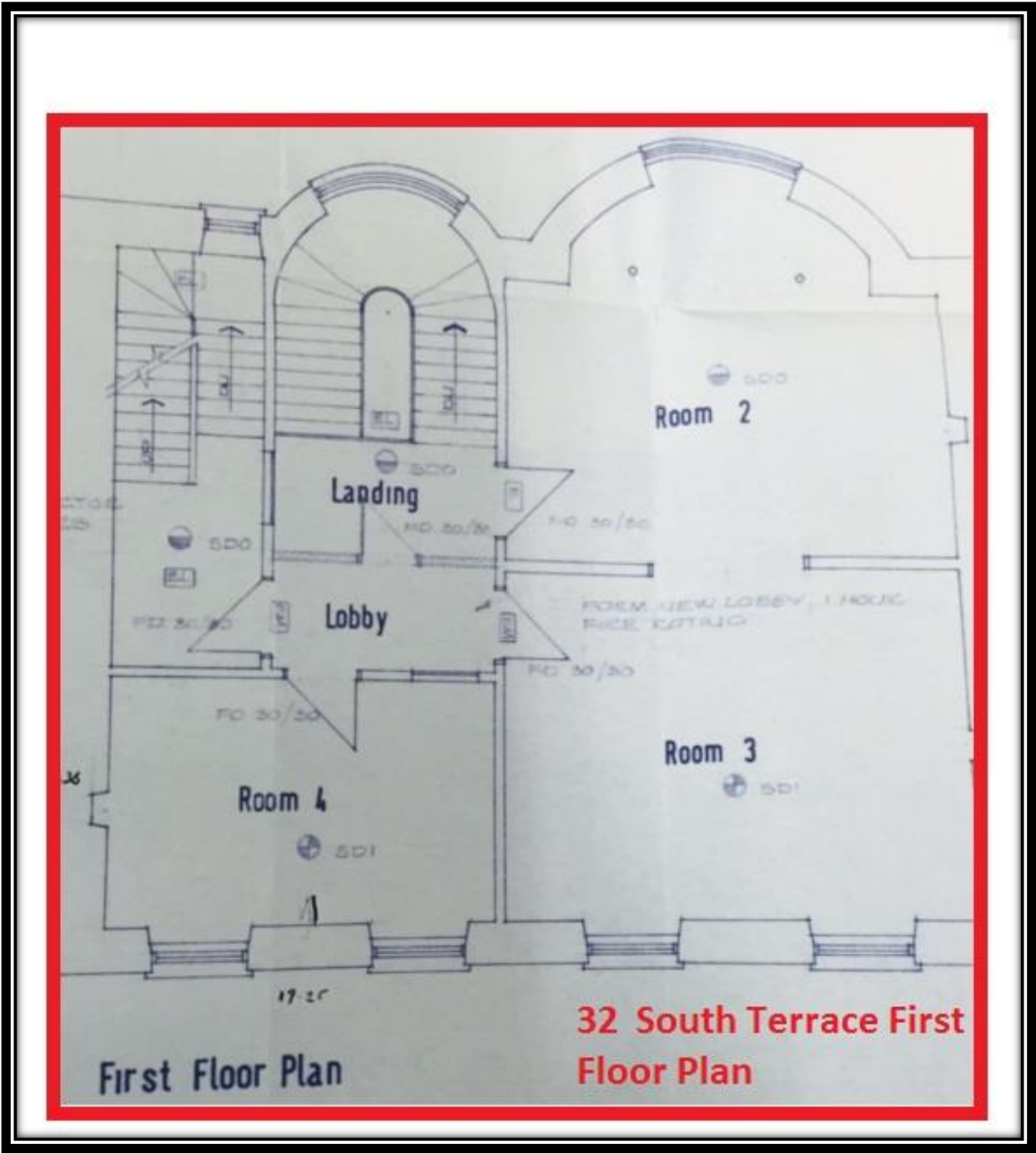
Appendix 1d

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Appendix 2a

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Appendix 2b

