

# FOR SALE BY PRIVATE TREATY

## Substantial Commercial Premises

### Blackpool, Cork



**Substantial Commercial Premises**  
**461 Sq M (4,962 Sq ft) approx.**

### Property Highlights

- Prime acquisition opportunity
- Prominent and modern former banking hall in excellent condition throughout
- Four storey property extending 461 sq m (4,962 sq ft) with the benefit of extensive dual frontage onto Greater William O'Brien Street & Watercourse Road
- Excellent location in the heart of Blackpool Village near to Blackpool
- Shopping Centre and Retail Park, a high population area with large levels of passing traffic and pedestrian footfall
- Blackpool is the premier business and retail destination on the northern side of Cork City
- Suitable for a variety of Retail, office and residential uses subject to planning permission

### Contact

Philip Horgan  
Email: [philip.horgan@cushwake.ie](mailto:philip.horgan@cushwake.ie)  
Tel: +353 (0)21 427 5454

[cushmanwakefield.com](http://cushmanwakefield.com)

### Joint Agent

Kevin O'Sullivan  
Barry Auctioneers & Valuers  
Email: [kosull@barryauctioneers.ie](mailto:kosull@barryauctioneers.ie)  
Tel: +353 21 427 9677

[barryauctioneers.ie](http://barryauctioneers.ie)



## The Location

The subject property is strategically located in the heart of Blackpool Village. It is a high population area with large levels of passing traffic and pedestrian footfall. Blackpool is the premier business destination on the north side of Cork City. Neighbouring occupiers include AIB, Permanent TSB, Woodies DIY, Next Home, Boots Pharmacy, Argos and Dunnes Stores.

## Description

The property comprises a substantial four storey mid-terrace building. Internally the property is finished to an excellent standard including lift access, with a former banking hall at ground floor level and a mix of office and residential accommodation on the upper floors. The property benefits from extensive dual frontage onto Greater William O'Brien Street & Watercourse Road.

## Schedule of Accommodation

The approximate floor areas are as follows:

	sq m	sq ft
Ground Floor	180	1,937
First Floor	136	1,464
Second Floor	100	1,760
Third	45	485
<b>Total</b>	<b>461</b>	<b>4,962</b>

## BER details

BER Rating: C2

BER No 800754996

Energy Performance Indicator: 300 kWh/m/yr

## Tenancy

The property is being sold with vacant possession.

## Title

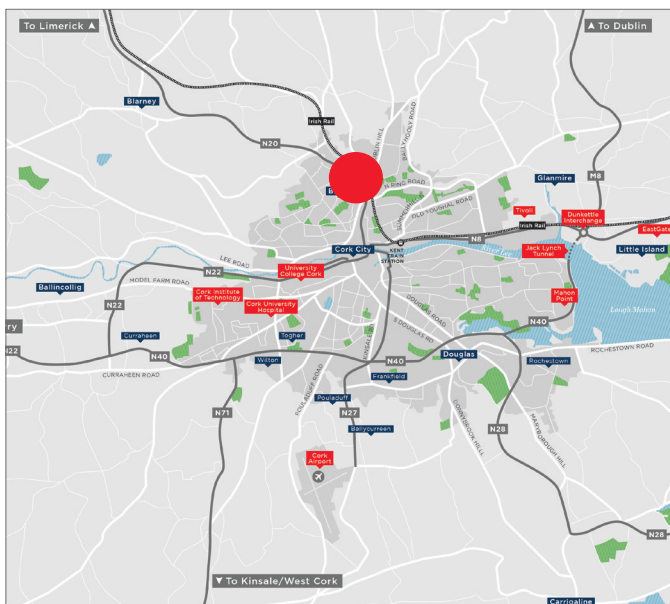
We understand that the property is held Freehold/long leasehold.

## Guide Price

On application.

## Viewings

Strictly by appointment with the joint agents Cushman & Wakefield and Barry Auctioneers & Valuers.



Barry Auctioneers & Valuers  
77 South Mall  
Cork  
Ireland  
Tel: +353 (0)21 427 9677  
Email: [info@barryauctioneers.ie](mailto:info@barryauctioneers.ie)

[barryauctioneers.ie](http://barryauctioneers.ie)



Cushman & Wakefield  
No. 6 Lapp's Quay  
Cork  
Ireland  
Tel: +353 (0)21 427 5454  
Email: [cork@cushwake.ie](mailto:cork@cushwake.ie)

[cushmanwakefield.com](http://cushmanwakefield.com)

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