



CUSHMAN &  
WAKEFIELD

EVOLVE



**FOR SALE**

# **SUPERB INVESTMENT OPPORTUNITY**

*(Tenants Not Affected)*

14 – 15 South Main Street,  
Bandon,  
Co. Cork,  
P72 K721

# PROPERTY HIGHLIGHTS



Well located mixed-use investment for sale. Available in one or more Lots. Tenants not affected



4 two-bed apartments overhead extending approx. 800 sq. ft per unit



Excellent location on South Main street in the Town Centre

## Well located, Mixed-use investment opportunity in Bandon Town Centre



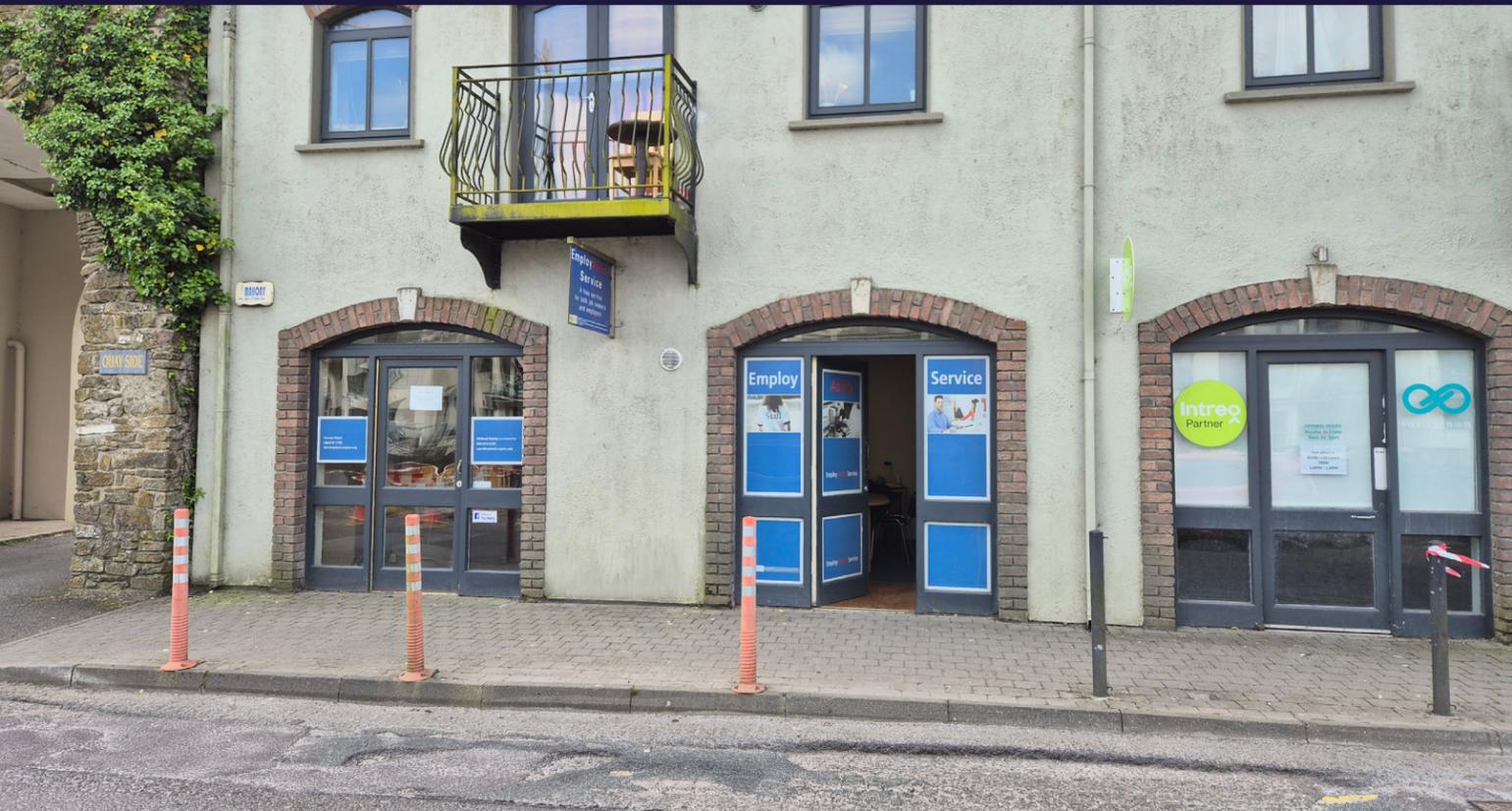
Ground floor commercial space extending to 1,542 sq. ft currently occupied by Paddy Power Bookmakers on a 25-year lease from 2005 with a passing rent of €46,332 per annum



Apartments 1-4 and are available with vacant possession



Ground Floor Office unit to the rear on McSweeney's Quay extending to 720 sq ft currently let to Employability Services on a 5-year lease from Q4 2025 at a passing rent of €9,600 p.a



# LOCAL AMENITIES

- Bandon Library
- West Cork Heritage Centre
- Bank of Ireland, AIB & Permanent TSB Banks
- SuperValu
- Brew Café
- The Grey Heron
- The Old Market Bar

# CONNECTIVITY



Frequent Bus Eireann Services connecting Bandon to Cork City & other West Cork towns



Cork City 30 KM Via N71 Road

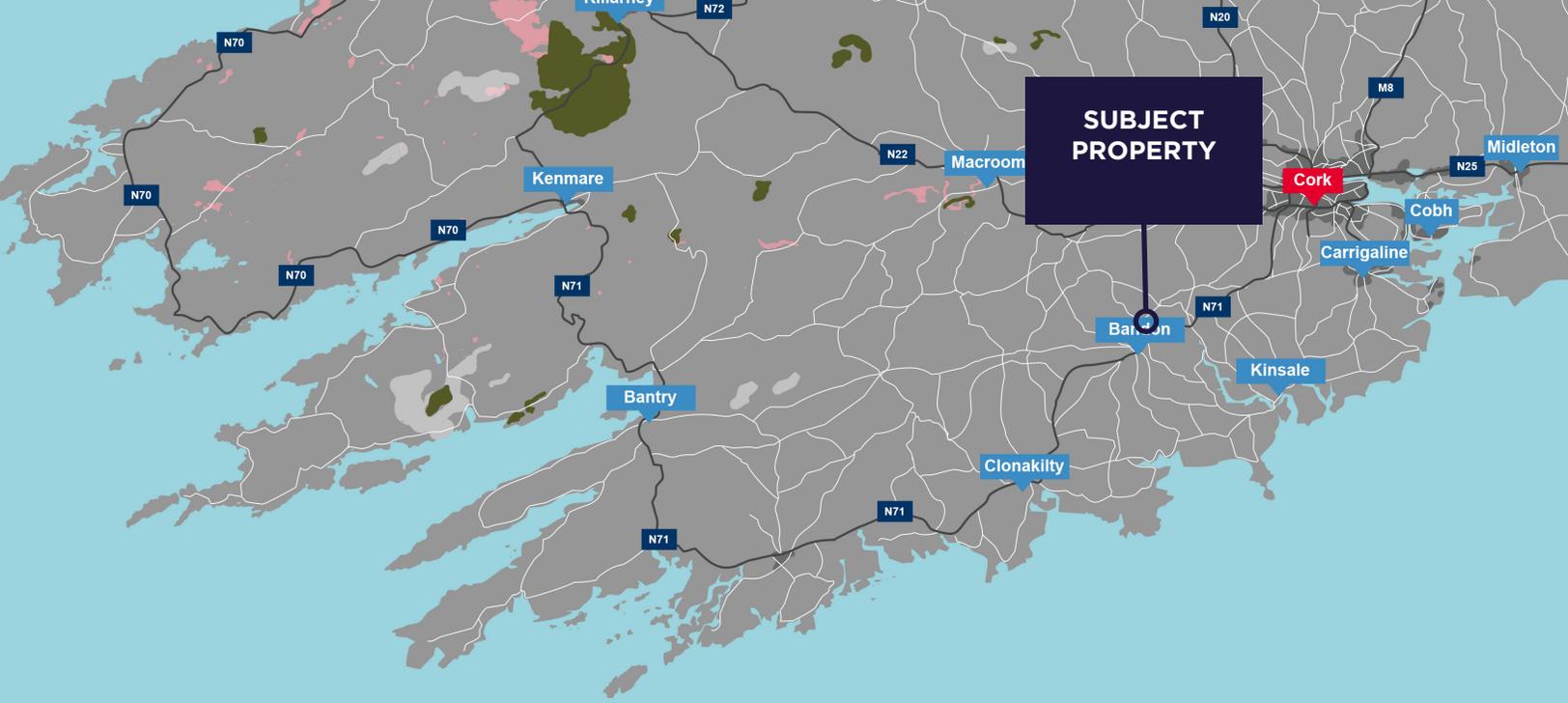


Cork Airport 27 KM.



Clonakilty 30 KM





## DESCRIPTION

The property comprises a three-storey mid-terrace building centrally located on South Main Street in Bandon. The commercial unit on the ground floor extends to approx. 1,542 Sq. Ft and is occupied by Paddy Power on a 25 Year lease from 2005 with a yearly passing rent of €46,332. There are 4 No. two-bed apartments on the upper floors extending to approx. 800 sq. ft per unit. There is a ground floor office unit on McSweeney's Quay extending to 720 sq. ft which is occupied by Employability Services on a 5-year lease from Q4 2025. Access to the apartments and commercial unit is available via McSweeney's Quay.

## LOCATION

The subject property is located on South Main Street in Bandon. Bandon is a large market town located in the heart of West Cork approximately 30 km southwest of Cork city via N71 Road. Bandon town centre serves as a busy commercial hub for the town and surrounding areas. It offers a wide range of amenities including, Pubs, Supermarkets, Independent Shops, Banks, Pharmacies and Cafes. There are multiple national and secondary schools located in the town. Bandon has good transport connections via road and bus, particularly with the N71 connecting it to Cork city, Kinsale, and Clonakilty. Cork Airport is a 30-minute drive away making international travel easily accessible for locals and visitors.

## CONTACT

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