

4 CAMDEN QUAY, CORK CITY. T23 XK19.



Identification Purposes Only

021 427 77 17

> www.cohalandowning.ie

- > A fantastic opportunity to acquire a substantial corner profile property with mixed use potential fronting the River Lee and the Christy Ring Bridge, immediately adjacent to Cork Opera House in the heart of Cork City Centre.
- > The ground floor of the property had been owner occupied for many years and has a very positive planning history for mixed use development under TP Refs: 05/30089 & 12/35346.
- > No 4 Camden Quay is a listed building (PS909) with undeniable potential and requires refurbishment and upgrading throughout.
- > The offering provides scope for a new purchaser to completely redevelop the property in to a multi-let residential/ mixed use investment (SPP).
- > At present, the property extends to some 1,820 sq.ft approx. with access directly on to Camden Quay.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY



Accommodation:	Floor	Sq. M Approx.	Sq. Ft Approx.
	Ground Floor: Office	60.4	650
	First Floor: Disused Office	58.1	625
	Second Floor: Disused Office with Shower	50.6	545
	Total Approximate Area	169.1	1,820

Solicitor: Mr James Lee, John O.Lee & Co, Solicitors, 30/31 South Mall, Cork.

Phone: 021-4270588 Email: jameslee@johnolee.com

For Identification Purposes Only



Viewing: Strictly by prior appointment with;
Rob Coughlan

E-mail: rcoughlan@cohalandowning.ie

Maurice Cohalan

E-mail: mcohalan@cohalandowning.ie

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641

