

FOR SALE BY PRIVATE TREATY

Tequila Jacks, City Quarter, Lapp's Quay, Cork City Co. Cork | T12 Y3ET

OPPORTUNITY TO ACQUIRE A LANDMARK 7-DAY LICENSED PREMISES & RESTAURANT OCCUPYING
A HIGH-PROFILE CORK CITY LOCATION.

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ABOUT THE PROPERTY

Excellent modern & purpose-built licensed premises

At fresco area to front of property overlooking the quays

Extending to 764 Sqm over a single floor level



THE LOCATION

Tequila Jack's occupies a high-profile and well-established trading position in the heart of Cork City Centre, one of the city's busiest and most vibrant commercial and leisure districts. The premises enjoys excellent prominence and visibility, positioned along a key city centre thoroughfare with consistently strong pedestrian footfall from shoppers, office workers, students, and tourists alike.

The property is centrally located within walking distance of Patrick Street, Opera Lane, and the city's primary retail and hospitality core. Nearby amenities and attractions include the River Lee quays, Cork Opera House, the English Market, and a wide range of bars, restaurants, hotels, and cultural venues, all of which contribute to a lively day- and night-time economy. The area also benefits from ongoing public realm improvements and continued investment in city centre living and tourism infrastructure.

Cork City Centre supports a large and diverse catchment, underpinned by a dense residential population, significant office

employment, and a strong student presence. University College Cork and Munster Technological University are both located within close proximity, while the city centre office district and surrounding hotels further enhance weekday and weekend trade.

The broader city centre and Docklands area is undergoing substantial mixed-use redevelopment, with a focus on increased residential density, office employment, improved public realm, and enhanced connectivity. These developments are expected to deliver a growing local population and employment base, further strengthening footfall and trading conditions for established hospitality uses in the area.

The location is exceptionally well served by public transport, with multiple bus routes stopping nearby and Kent Train Station within easy reach. The area is highly accessible on foot and by bicycle, with several public car parks located close by, supporting convenient access for customers throughout the day and evening. This combination of visibility, accessibility, and surrounding amenities underpins the property's strong and established trading position.

Tequila Jacks, City Quarter, Lapp's Quay, Cork City, Co. Cork



THE PROPERTY

The property comprises a ground floor licensed premises forming part of a five-storey mixed-use commercial development. The premises is located within the established City Quarter scheme at Lapp's Quay, which includes a mix of office, retail, and restaurant uses together with the 191-bedroom four-star Clayton Hotel.

Tequila Jack's occupies a fully fitted modern licensed premises. The accommodation is laid out to include a public bar area to the front of the premises with a large function area / dining area to the rear together with a fully equipped commercial kitchen serving the premises, along with ancillary accommodation including customer toilet facilities, staff areas, cold rooms, storage, and service accommodation.

The property benefits from a dual-aspect configuration, with a principal entrance from Lapp's Quay and a secondary entrance from Lower Oliver Plunkett Street. The premises enjoys strong natural light through extensive glazed frontage and has the benefit of retractable glazing opening onto the pedestrianised quayside.



THE OPPORTUNITY

Tequila Jack's provides the opportunity to acquire a high profile modern licensed premises occupying a strategic trading location within a mixed-use development within the heart of Cork City's retailing and entertainment district.

The premises is also well positioned for future business potential from the ongoing commercial and residential developments immediately neighbouring the premises.

ACCOMMODATION SCHEDULE

DESCRIPTION	GIA SQ.M.
Ground Floor	
Public Bar	
Lounge Area	
Dining Area	
Function Area	
Ladies & Gents Toilets	
Kitchen	
Cold Room	
Stores	
TOTAL	764.8



The premises is located within the established City Quarter scheme at Lapp's Quay.

TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

SERVICES

Full Mains Services

COMMERCIAL RATES

Licensed Premises

Rateable Valuation: €787.50

Rate Multiplier: (ARV) 77.59

Rates Bill 2024: €61,102.50



BER DETAILS

BER **D2**

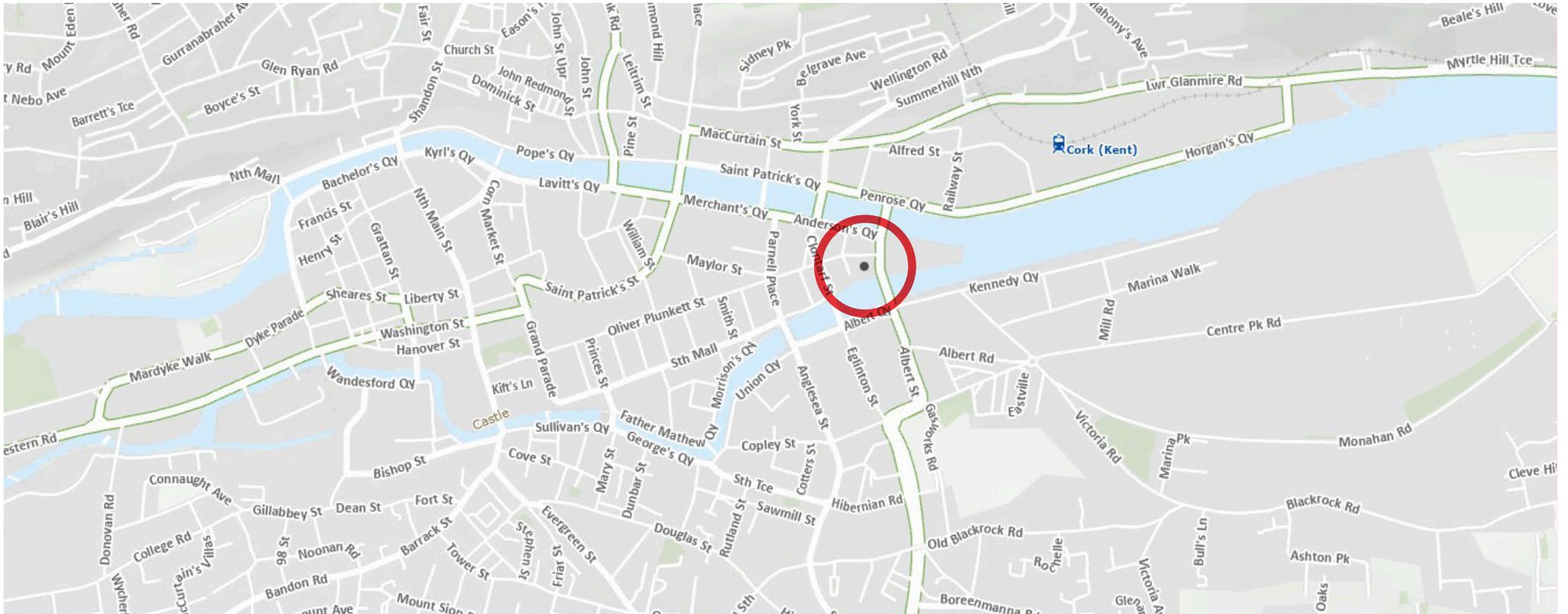
SOLICITOR

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Tel: 021 230 0800
E: Enquiries@pjodriscoll.ie

ACCOUNTANT

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LOCATION MAP



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All viewings are strictly by prior appointment only with the Sole Selling Agents.

Inventory of Furniture & Effects to be included in the Sale available upon request.

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.

Lisney Commercial Real Estate

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