

FOR SALE BY PRIVATE TREATY IN ONE OR MORE LOTS

**Paddy the Farmers & 9 Residential Apts
Blackrock Road, Cork City, Co. Cork | T12 W3YX**

**OPPORTUNITY TO ACQUIRE A WELL-REGARDED LICENSED PREMISES WITHIN AN ESTABLISHED
CORK SUBURB WITH VALUABLE OVERHEAD RESIDENTIAL INCOME.**

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LOTS

Lot 1 – Licnesed Premises

Lot 2 – 9 Residential Apartmnets

Lot 3 - Entire



THE LOCATION

Paddy the Farmer's Blackrock occupies a prominent and well-established trading position in the heart of Blackrock village, one of Cork City's most desirable and affluent suburban locations. The property benefits from excellent visibility and strong footfall, positioned along a key thoroughfare linking Blackrock to Cork City Centre.

The premises is located a short distance east of Cork City Centre, which is easily accessible by car, bus, and bicycle. Nearby amenities and attractions include Blackrock Castle Observatory, the Marina Greenway, and Cork's Docklands, which is undergoing significant regeneration and residential development. Mahon Point Shopping Centre and Retail Park are also located close by, further enhancing the area's commercial appeal.

Blackrock is a well-established residential suburb with a strong local catchment and is home to a mix of mature housing, new residential schemes, and apartment developments. The area is well served by educational and employment hubs, including nearby schools, office parks, and the wider Docklands business district. University College Cork and Munster Technological University are both within easy commuting distance, contributing to a broad and diverse customer base.

Public transport options are readily available, with several bus routes serving Blackrock village and providing regular connections to Cork City Centre, Mahon, and surrounding suburbs. The N40 South Ring Road is easily accessible, allowing convenient access to all major arterial routes in and out of the city. The property also benefits from nearby on-street and public parking, further supporting its strong trading position.

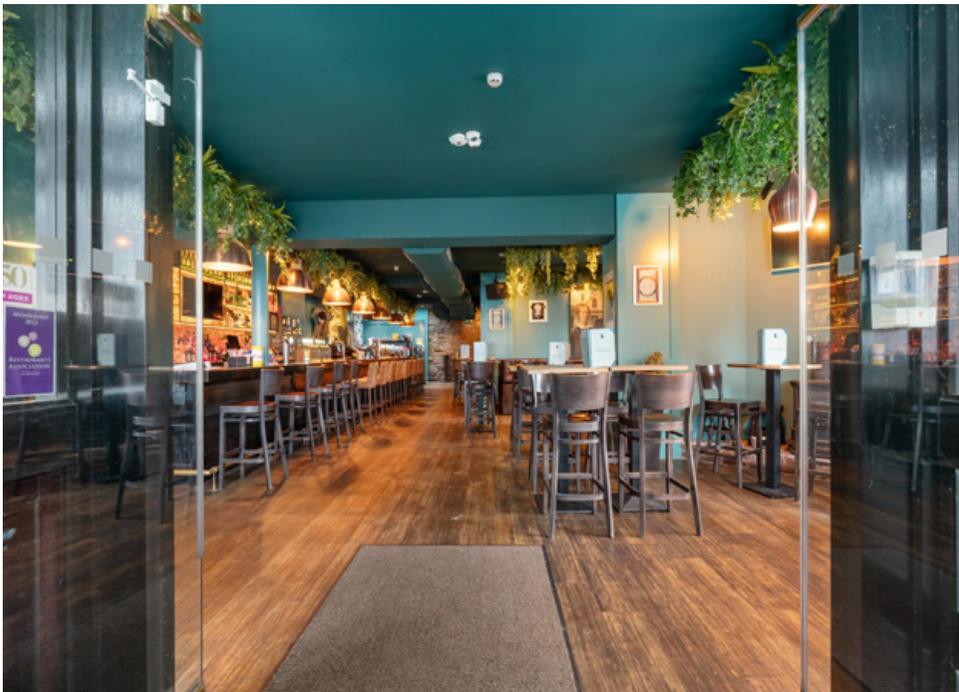
Paddy the Farmers, Blackrock, Co. Cork



THE PROPERTY

The property comprises a ground floor public house with nine self-contained residential apartments overhead. Paddy the Farmer's licensed premises extends to approximately 210 S.qm and is fitted to a high standard throughout. The premises is laid out to contain a public bar area, dining area, customer toilet facilities, a fully fitted commercial kitchen, together with ancillary staff and stock accommodation.

The overhead residential element comprises nine apartments, including seven two-bedroom units and two one-bedroom units. Five of the apartments are accessed independently from Southern Road, while the remaining four units are situated above the public house and are accessed from Old Blackrock Road, providing separate and clearly defined access arrangements.



THE OPPORTUNITY

Paddy the Farmers represents an excellent opportunity to acquire a well-established licensed premises with a consistently strong levels of annual turnover. The property occupies a prime trading position within an affluent suburb of Cork City and further benefits from secure investment income generated by nine overhead residential apartments which are currently producing circa €140,000 per annum.

ACCOMMODATION SCHEDULE

DESCRIPTION	GIA SQ.M.
Ground Floor	
Licensed Premises	209
Public Bar	
Kitchen	
Stores	
Ladies & Gents Toilets	
First Floor	239
4 x Two Bedroom Apartments	
2 x One Bedroom Apartments	
Second Floor	172
2 x One Bedroom Apartments	
1 x Two Bedroom Apartments	
TOTAL	620

TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

SERVICES

Full Mains Services

COMMERCIAL RATES

Licensed Premises

Rateable Valuation: €266.64

Rate Multiplier: (ARV) 77.59

Rates Bill 2024: €20,689.31



Paddy the Farmer's licensed premises extends to approximately 210 S.qm and is fitted to a high standard throughout.



BER DETAILS

BER B3

SOLICITOR

PJ O Driscoll
73 South Mall, Cork
Tel: 021 230 0800
E: Enquiries@pjodriscoll.ie

ACCOUNTANT

Outmin Ltd.
Dogpatch Labs | The CHQ Building
Custom House Quay | Dublin 1
Email: raymond@outmin.io
Tel: 01 572 6600

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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