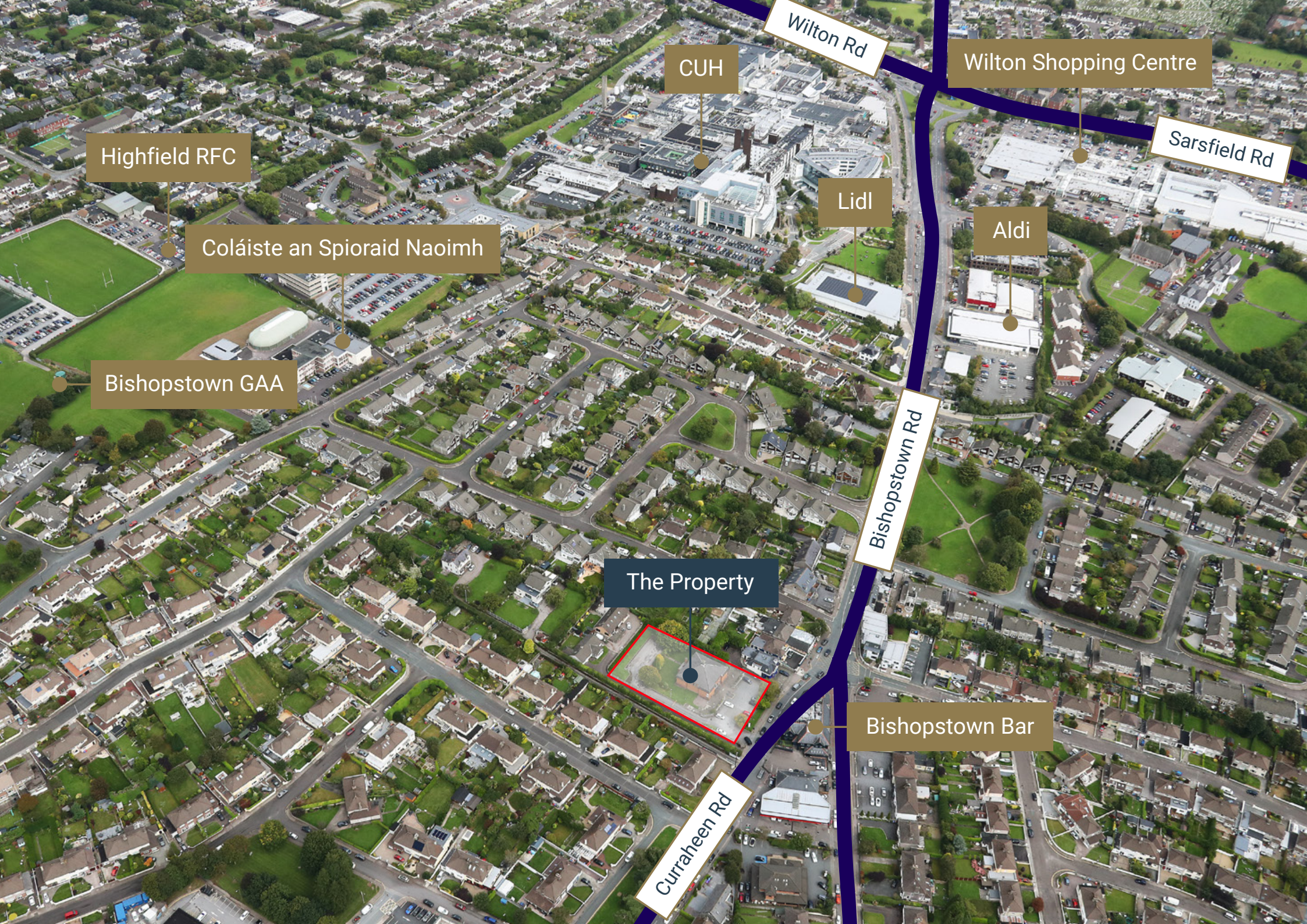


Lisney

BER D2

For Sale

1 Curraheen Road, Bishopstown, Cork | T12 RK60



Wilton Rd

Wilton Shopping Centre

Sarsfield Rd

CUH

Lidl

Aldi

Highfield RFC

Coláiste an Spioraid Naomh

Bishopstown GAA

Bishopstown Rd

The Property

Bishopstown Bar

Curraheen Rd

Location

The property is located on Curraheen Road at its eastern end close to its intersection with Bishopstown Road. The property is situated in an established commercial and residential location approximately 500m west of Cork University Hospital & Wilton Shopping Centre, 1.5km southeast of Munster Technological University, 2.3km southwest of University College Cork and 4km southwest of Cork City Centre. The property has convenient access to the N40 South Ring Road network.



Description

The property comprises a detached purpose built office building which extends to approximately 317 sqm (3,417 sq ft) over two levels and is situated on a regular shaped site extending to approximately 0.28 hectares (0.7 acres).

Internally the property is presented in good condition. The ground floor includes a large open plan office, 2no. private offices, storage rooms and W.C. The mezzanine/ gallery floor includes a meeting room, canteen, male & female toilets and an open plan office.

Externally the site is laid out with ample surface carparking to the front and rear of the building. The property has approximately 120ft of road frontage onto Curraheen Road.

Accommodation

Floor	Sqm	Sqft
Ground	230	2,481
Mezzanine/ Gallery	87	937
Total	317	3,417



Wilton Shopping Centre

N40 South Link Road

CUH

The Property



Town Planning/ Zoning

Zoned "Neighbourhood and Local Centres" in the Cork City Development Plan 2022-2028.

Services

All main services are available to the property.
Heating of the building is by means of gas fired central heating.

Title

Freehold
Folio no. CK17326F

BER Information

BER: 

Method of Sale

The property is offered for sale by Private Treaty

Solicitor

Aeibhin Cahalan
O'Flynn Exhams LLP Solicitors
58 South Mall | Cork

Guide Sale Price

€975,000

Viewing

Strictly by appointment through sole agents Lisney

For further information

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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.