

2 LANCASTER QUAY, CORK CITY. T12 N2PD.

FOR SALE (with Vacant Possession)

**Cohalan
Downing**



OWNER OCCUPIER/ INVESTMENT/ REFURBISHMENT/ ASSET MANAGEMENT POTENTIAL



ABOUT THE PROPERTY

Substantial building extending to some 2,015 sq.ft (187 sq.m) approx.

Profile location fronting Lancaster Quay adjacent to its junction with Western Road & Mardyke Street

Significant volumes of daily passing traffic with excellent access and connectivity in the heart of Cork City centre.

Ample scope and potential to asset manage and refurbish to create a multi occupancy investment or for alternative uses (spp).

Available with Full Vacant Possession for more than 2 years from March 2027.



LOCATION

2 Lancaster Quay occupies an enviable position overlooking the River Lee in Cork City. It is situated to the western side of Cork city centre and occupies a high profile, south facing position fronting Lancaster Quay adjacent to its intersection with the Western Road and Mardyke Street. The main UCC campus is situated approx. 800 metres to the west with its growing student enrolment population of some 27,000 students for the current academic year.

Lancaster Quay and the Western Road is an established commercial and residential location within a few minutes walk of the Tyndall National Institute, Cork city centre, The River Lee Hotel, The Mercy Hospital, The Granary Theatre, the Mardyke Arena, Fitzgerald's Park and Sundays Well.

Adjoining commercial occupiers include Andy Sulls Hair Barbershop & Academy, Paradiso, Café Depeche, Lancaster Lodge, Bróga House Student Accommodation, and Amnis House Student Accommodation.

DESCRIPTION & ACCOMMODATION

- > The property comprises an imposing mid terrace three storey mixed use premises which is currently laid out as a ground floor commercial unit with rear yard and first & second floor overhead residential accommodation.
- > Held under freehold folio **CK41687F**, the overall extends to some 2,015 sq.ft (187 sqm).
- > Retaining a wealth of original period features, including decorative plasterwork, fireplaces and timber flooring, the property offers significant refurbishment and value enhancement potential in a highly accessible and desirable city centre location.
- > Externally, the property presents an attractive traditional façade with separate commercial and residential entrances, offering flexibility for future occupation or investment purposes.
- > The property may also suit a conversion to a multi-let residential development, subject to planning permission.
- > While requiring some refurbishment and upgrading throughout, the property offers undeniable potential for value enhancement and will suit owner-occupiers, investors or developers seeking a well-located mixed-use property in the heart of Cork City.

Floor	Accommodation**	Sq M	Sq Ft
Ground	Commercial Unit with rear Courtyard	70	755
First	Kitchen, Livingroom, 2 bedrooms, Utility, WC & Shower	70	755
Second	3 Bedrooms & WC	47	505
Total Approx.		187	2,015

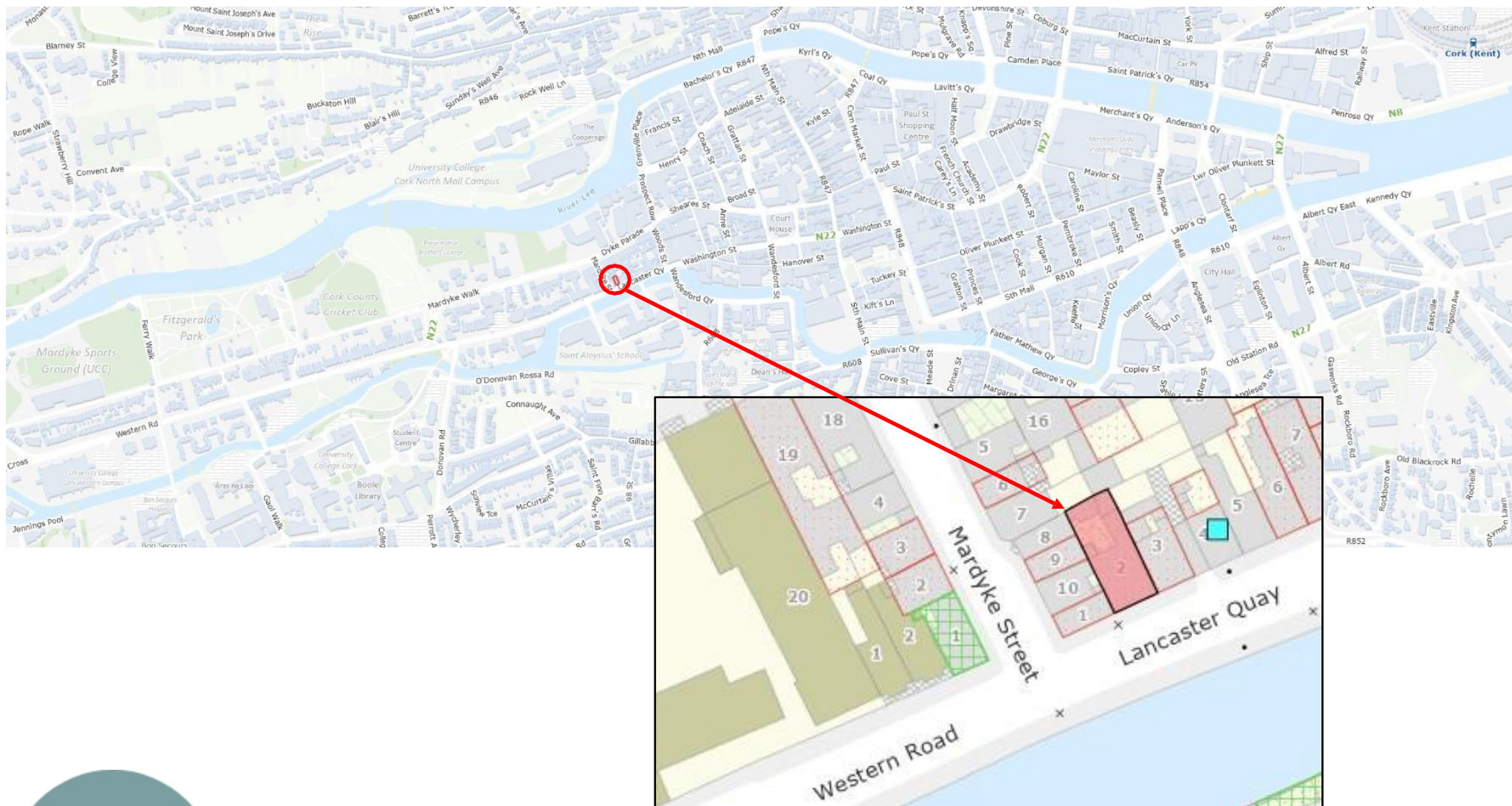


**Intending purchasers are specifically advised to verify floor areas & undertake their own due diligence.





LOCATION MAP WITH SITE INDICATED IN RED (Guidance Only)



For Further Information:

Rob Coughlan: **M) 086-3264320** **E: rcoughlan@cohalandowning.ie**

Viewing Strictly by appointment with the sole agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91
Tel: (021) 4277717
Email: info@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