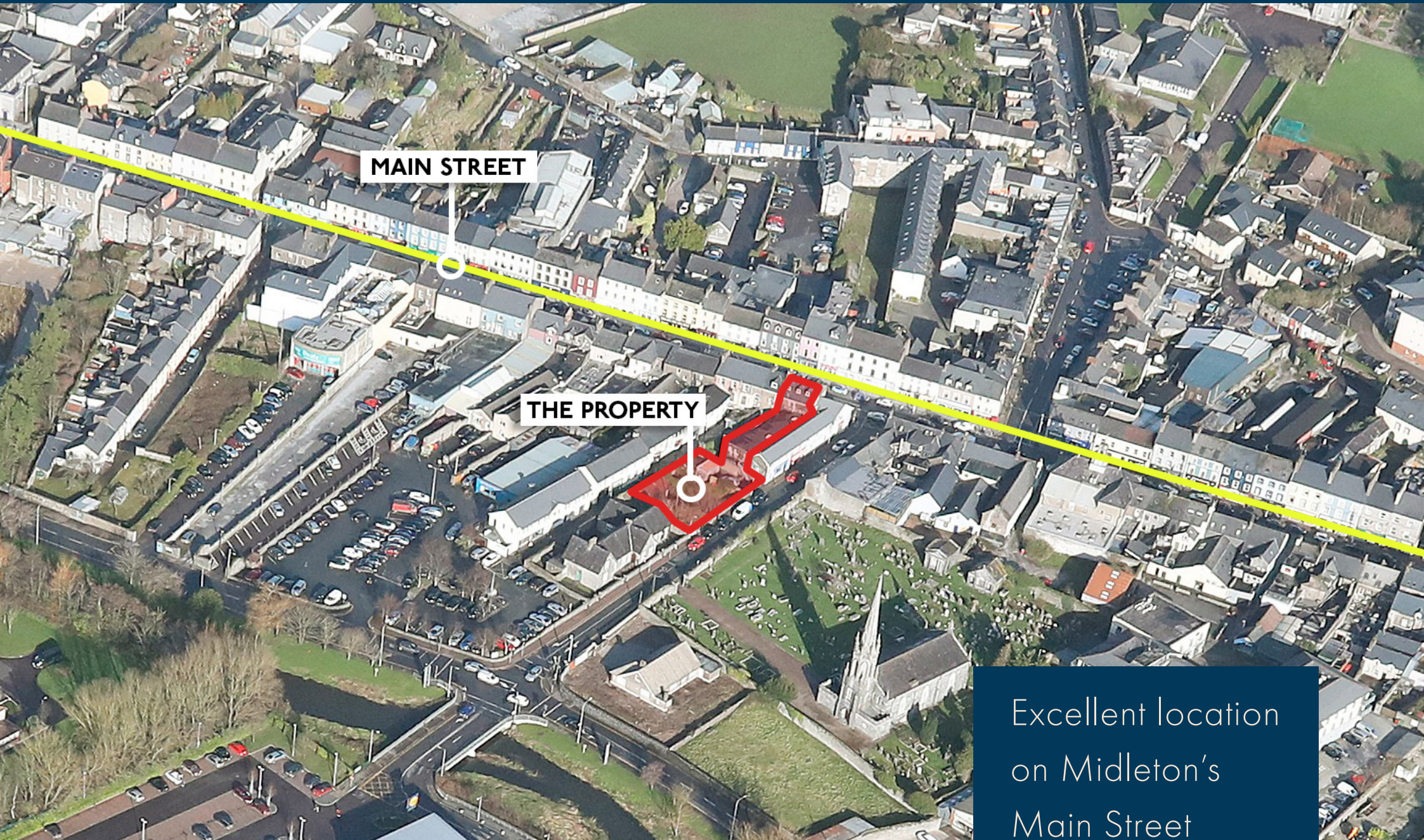

MAIN STREET

MIDDLETON | CORK

INVESTMENT & DEVELOPMENT OPPORTUNITY

(available in one or more lots)



MAIN STREET

THE PROPERTY

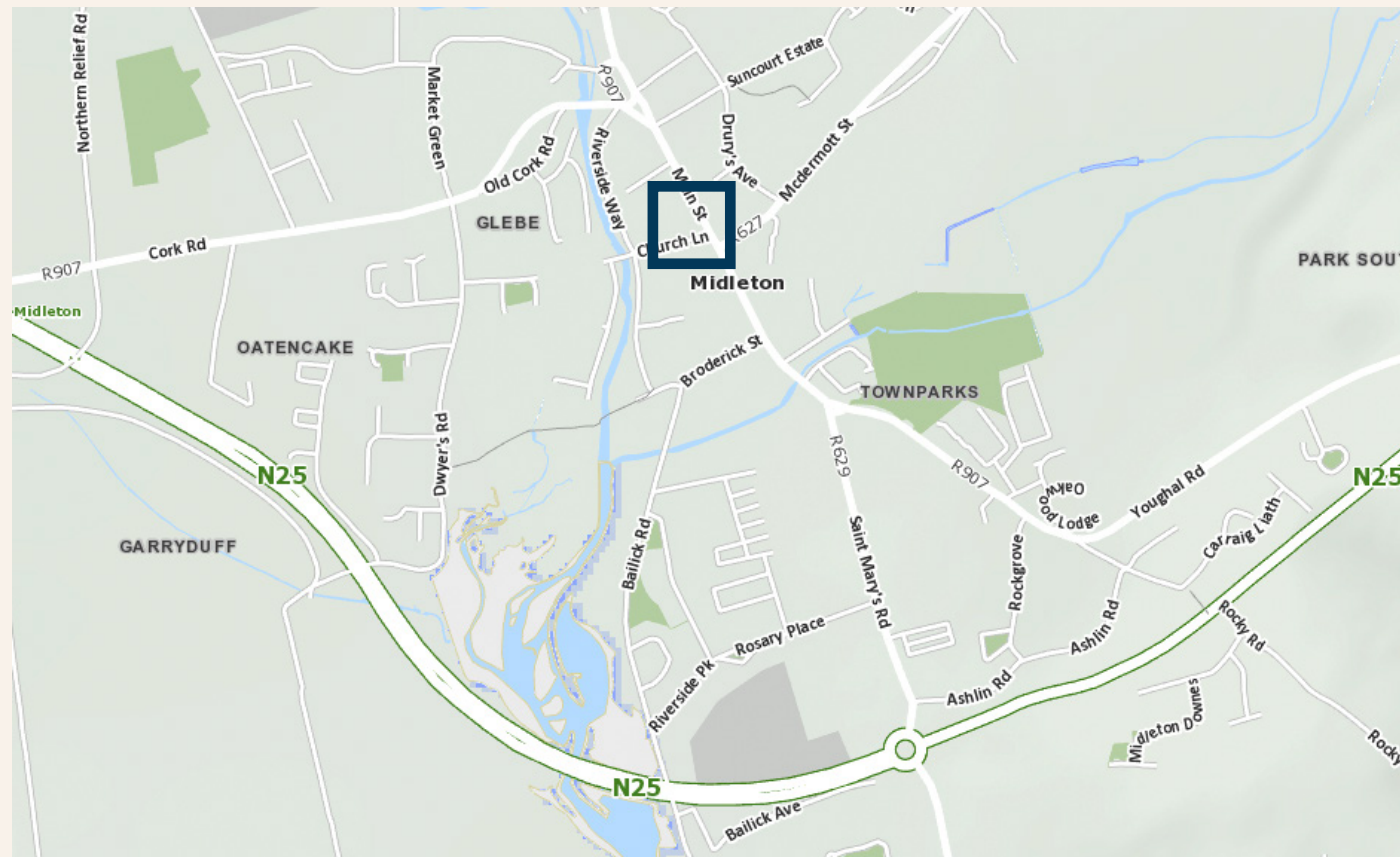
Excellent location
on Midleton's
Main Street

LOCATION

The property is centrally situated in Midleton town centre on the western side of Main Street and has frontage onto Church Lane along part of its southern elevation.

The immediate surrounding area is mainly commercial with a series of retail and restaurant/café operators at street level and ancillary storage/office or residential accommodation overhead.

Midleton with a population of 12,800 is a growing satellite town which is home to the iconic Jameson Distillery. The town is situated approx. 21 km east of Cork city accessed over a well-developed road and rail Infrastructure. It is adjacent to the main Waterford N25 and is approx. 15 km east of the Dublin / Cork M8 Motorway and the Jack Lynch Tunnel which connects with the South Ring Road network providing access to the airport and main West Cork and Kerry arterial routes.



LOT 1

The property comprises a fully fitted ground floor restaurant and self-contained residential accommodation laid out with 8/9 bedrooms overhead contained in a part two, part three storey plus attic terraced building. There is a small external yard to the rear which is accessed from Church Lane.

There is on street parking to the front and there is a large public car park located to the east along Riverside Way.



ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Floor	Description	SqM	SqFt
Ground floor	Restaurant	149.4	1,609
	Residential entrance hall	5.48	59
First floor	Residential	148.6	1,600
Second Floor	Residential	44.1	475
Top Floor / Attic	Residential	30.0	323
Approx. Total		377.5	4,066

TENANCIES

The residential accommodation is currently vacant. The ground floor is held by Jasmine Chinese Restaurant on a 35 year IRI lease from 8th July 1992 and passing rent is €32,000 per annum. There are no break options, and the rent is to be reviewed every five years.

LOT 1



LOT 2

Regular shaped level site of approx.
0.09 acres with frontage of approx.
18m onto Church Lane along its
southern boundary.



LOT 3

Entire Site to include front building.
Entire site extends to 0.15 acres.



SERVICES

Interested parties are advised to make their own enquiries regarding the availability and capacity of services.

PRICE

Lot 1: €375,000

Lot 2: €150,000

Lot 3: €525,000

TITLE

Freehold or similar title.

ZONING

The property is situated in an area zoned 'Town Centre Mixed Uses' under the Midleton Development Plan 2013.

BER

Commercial: 

Residential: 

SOLICITOR

Moloney & McCourt Solicitors, Broderick Street, Midleton, Co. Cork

VIEWING

Strictly by appointment through joint selling agents.

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. Wallis Auctioneers PSRA: 001119.