



AN STÓR TOWNHOUSE

Drury's Avenue
Midleton
Cork

JAMESON
DISTILLERY

DISTILLERY
LANES

MAIN
STREET



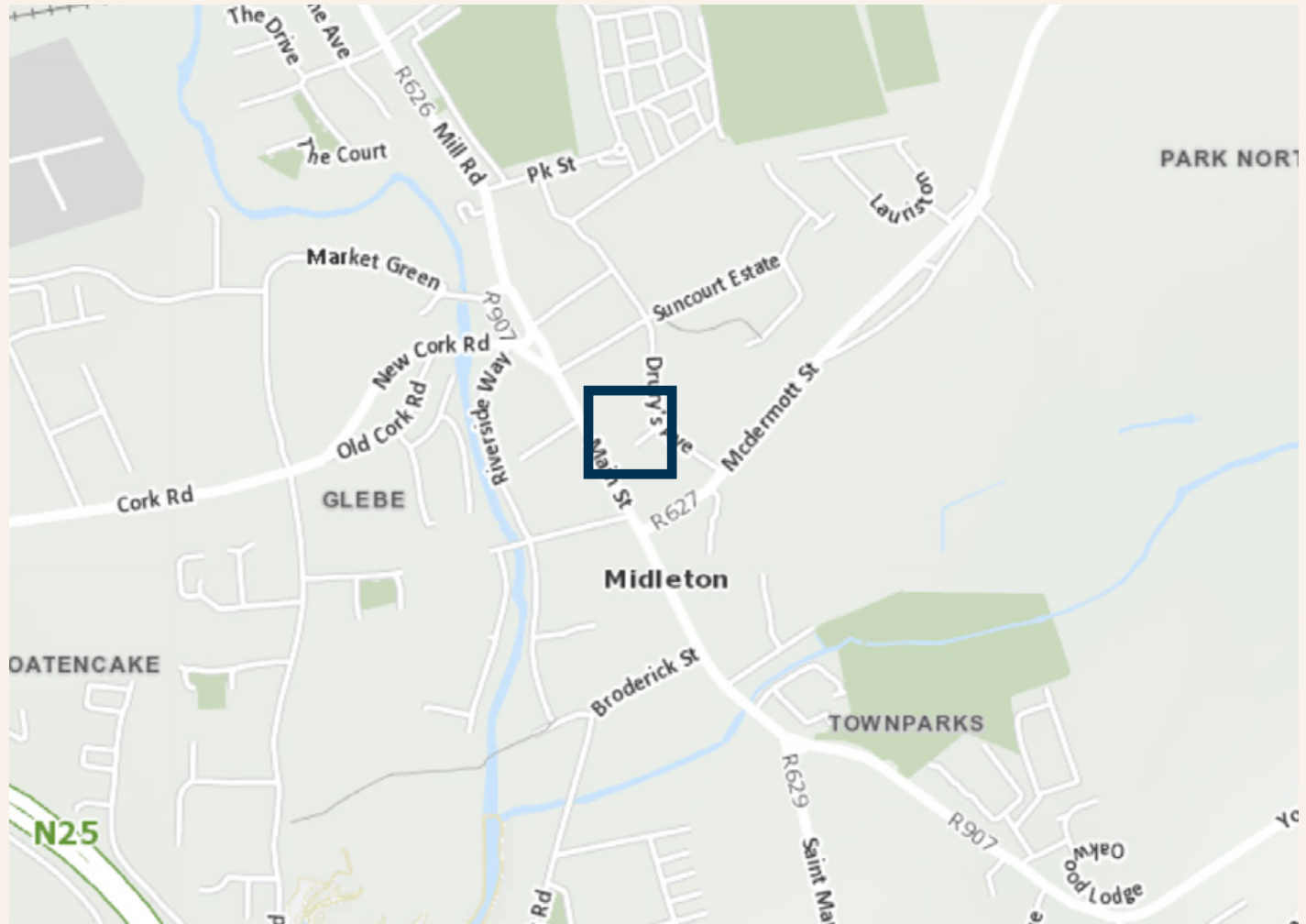
SUPERB GUESTHOUSE ACCOMMODATION
FOR SALE AS A GOING CONCERN

LOCATION

The property is centrally situated in Midleton town centre on the western side of Drury's Avenue and just east of Main Street. The immediate surrounding area is mainly residential while Main Street is dominated by commercial users 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. 15km 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.





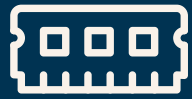
An Stór

MIDDLETON TOWNHOUSE

PARKING



Established trading guesthouse



Approx 489 sq m (5,263 sq ft) GIA



11 bedrooms & 1 studio apartment



Full commercial kitchen and dining area, communal living areas and private office and reception



Superb location within walking distance of the famous Jameson Distillery and the numerous restaurants and cafes on Main Street



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11 parking spaces



THE OPPORTUNITY

The property comprises of a trading guesthouse contained in a three-storey building. The ground floor is laid out with a reception, private office, communal lounge area, full commercial kitchen, dining room, toilets, and disabled bedroom. The first floor is laid out with 4 no. bedrooms (all ensuite) and 1 no. studio apartment. The second floor is laid out with 6 no. bedrooms (all ensuite). Access to the upper floor accommodation is via two separate staircases. There are 11 no. dedicated parking spaces which are located to the front of the building and 2 further spaces currently partially covered.



ACCOMMODATION

Floor	SqM	SqFt
Ground Floor	163	1,754
First Floor	163	1,754
Second Floor	163	1,754
	489	5,260





PRICE

€850,000

EIR CODE

P25 R718

FLOOR PLANS

Available on request

TITLE

Freehold or similar title

VIEWING

Strictly by appointment through joint selling agents. For Further Information:

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SOLICITOR

Daniel N Wall & Company Solicitors

45 Main Street, Midleton, Co. Cork, P25 V1W4

FOR FURTHER INFORMATION

On request interested parties will be given access to the current trading company's accounts upon signing of a Non-Disclosure Agreement.

Martin O' Farrell

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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. John O'Farrell & Sons PSRA No. 001575