



**Downey McCarthy**  
*...the people you can trust*

## **Dan Sheahans Bar, Srelane, Ovens, Cork**



### **EXCITING DEVELOPMENT OPPORTUNITY**

ERA Downey McCarthy are delighted to launch to the market this exciting development opportunity.

**For sale by on-line auction at 11.00 am on 2nd March 2023 - see [www.eracork.ie](http://www.eracork.ie).**

The property which comprises the former Dan Sheahans Bar is situated in the townland of Srelane, c.15 km to the west of Cork city centre. It occupies a high profile, corner site on the north side of the N22 (Killarney Road) at its junction with the L2202 (Brown Hill). The property can be accessed from either road and enjoys extensive high profile frontage to the N22 of approximately 62 meters.

**AMV: €225,000**

**BER C1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

The property comprises a detached two storey structure with single storey extensions to rear. Construction is of traditional masonry and blockwork with plastered elevations under a pitched slate covered roof. There are also lean-to, asphalt covered roof sections to some of the rear extensions. To the rear of the building is a large, surfaced carpark and the entire site area extends to approximately 0.36 Ha. (0.89 acres).

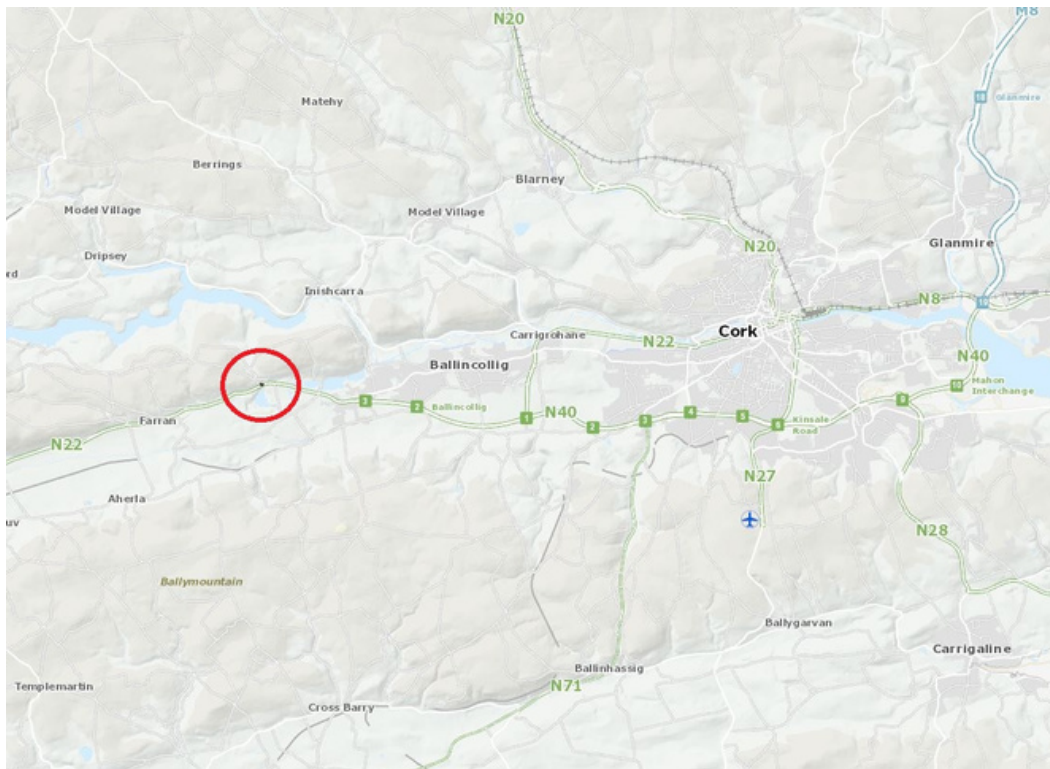
The property formerly operated as a roadside bar / restaurant but is no longer trading and is being sold without a bar licence.

## | FEATURES

- Superb high profile location
- Extensive road frontage to N22 - Killarney Road
- 2 points of access from public road
- Existing two storey structure on site (c.325 sq.m.)
- Suitable to a variety of uses subject to P.P.
- Full legal pack available on [www.ericork.ie](http://www.ericork.ie)

## | DIRECTIONS:

For directions follow Eircode P31 CF89.



## | VIEWING DETAILS:

Strictly by prior appointment with sole selling agents.

**| ALL ENQUIRIES TO:**

**Will Lyons** MCSI, MRICS  
**0876494740**  
**will@eracork.ie**



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**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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