

PRIME CITY CENTRE RETAIL PREMISES

SUPERB RETAIL OPPORTUNITY 121 PATRICK STREET, CORK



021-427 5079

- High profile self-contained four storey commercial premises
- Total building extends to approx. 300 sqm (3,233 sqft) with approx. 89 sqm (956 sqft) at ground floor level
- Superb location on Patrick Street, adjacent to Central Shoe Stores and Schuh and opposite Marks & Spencer and Debenhams.
- The property adjoins Schuh and is opposite Merchants Quay Shopping Centre.
- Fitted to a high standard and suited to immediate occupation.
- Suited to owner occupier or investment.



LOCATION

The property is located in a prime location on Patrick Street adjacent to Central Shoe Stores and Schuh and opposite Merchants Quay Shopping Centre, Marks & Spencer and Debenhams Department Store. Future occupiers include Failte Ireland at 125 Patrick Street. Patrick Street is Cork city's premier retail thoroughfare with Department Stores and National & International Retailers.

DESCRIPTION

The property comprises a high profile four-storey mid terrace self-contained commercial premises with retail accommodation at ground floor level and ancillary office/stockroom and staff accommodation on the upper floors. Internally the premises is fitted to a high standard and is suited to immediate occupation. The ground floor comprises open plan retail accommodation and there is a modern shop front with glazed frontage of approx. 5 metres to Patrick Street.

ACCOMMODATION

Floor	Use	SqM	SqFt
Ground	Retail area & stockroom	88.8	956
Return	Staff Canteen	39.7	428
First	Stockroom	53.5	576
Return	Stockroom	11.0	119
Second	Stockroom	54.8	590
Third	Stockroom	52.3	564
Total Net Internal Floor Area		300.1	3,233

TITLE

Freehold or similar title.

LEASE

New lease available.

GUIDE RENT

€70,000 per annum exclusive.

VAT

Further information available on request.

RATEABLE VALUATION

€190.46.

CORK OFFICE

1 South Mall, Cork.
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OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.
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BER INFORMATION

BER C3.

BER No: 800305989.

EPI: 352.22 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

For further information or to organise a viewing, please contact:
Lisney, 1 South Mall, Cork.

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Ref: CKC36164

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