

17 FRENCH CHURCH STREET/5 CAREY'S LANE, CORK.

- City centre retail building
- Ground floor 97.11 sqm (1,045 sqft), upper floors 189.15 sqm (2,036 sqft)
- Prime location on French Church Street extending through to Carey's Lane
- Pedestrianised retail street just off Patrick Street within the Huguenot Quarter
- Excellent opportunity for an investor or owner occupier. Being sold with vacant possession

021-427 5079



LOCATION

The property is centrally situated in Cork city centre on the western side of French Church Street and extending through to Carey's Lane. French Church Street and Carey's Lane are pedestrianised retail streets just off the northern side of Patrick Street in an area known as the Huguenot Quarter. French Church Street links Patrick Street to Paul Street and it runs parallel to Academy Street and Opera Lane. There is a diverse occupier mix on French Church Street and Carey's Lane including restaurants, cafes and boutiques. Occupiers in the vicinity include SuperDry, Nando's, Coq Bull Restaurant and Cork Coffee Roasters. Tesco is the main occupier in the nearby Paul Street Shopping Centre while the nearby Opera Lane includes H&M, Topshop, Next, River Island and New Look.

THE PROPERTY

The property comprises a three storey building with street frontage and access to both French Church Street and Carey's Lane. The property is currently laid out with retail accommodation on the ground and first floors, with stockroom and service accommodation on the second floor.

ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Retail	97.11	1,045
First	Retail	90.12	970
Second	Staff/Office & Stockroom	99.03	1,066
Approx. Total		286.26	3,081

BER INFORMATION

BER: C1.

BER No: 800539603.

EPI: 706.91 kWh/m²/yr.

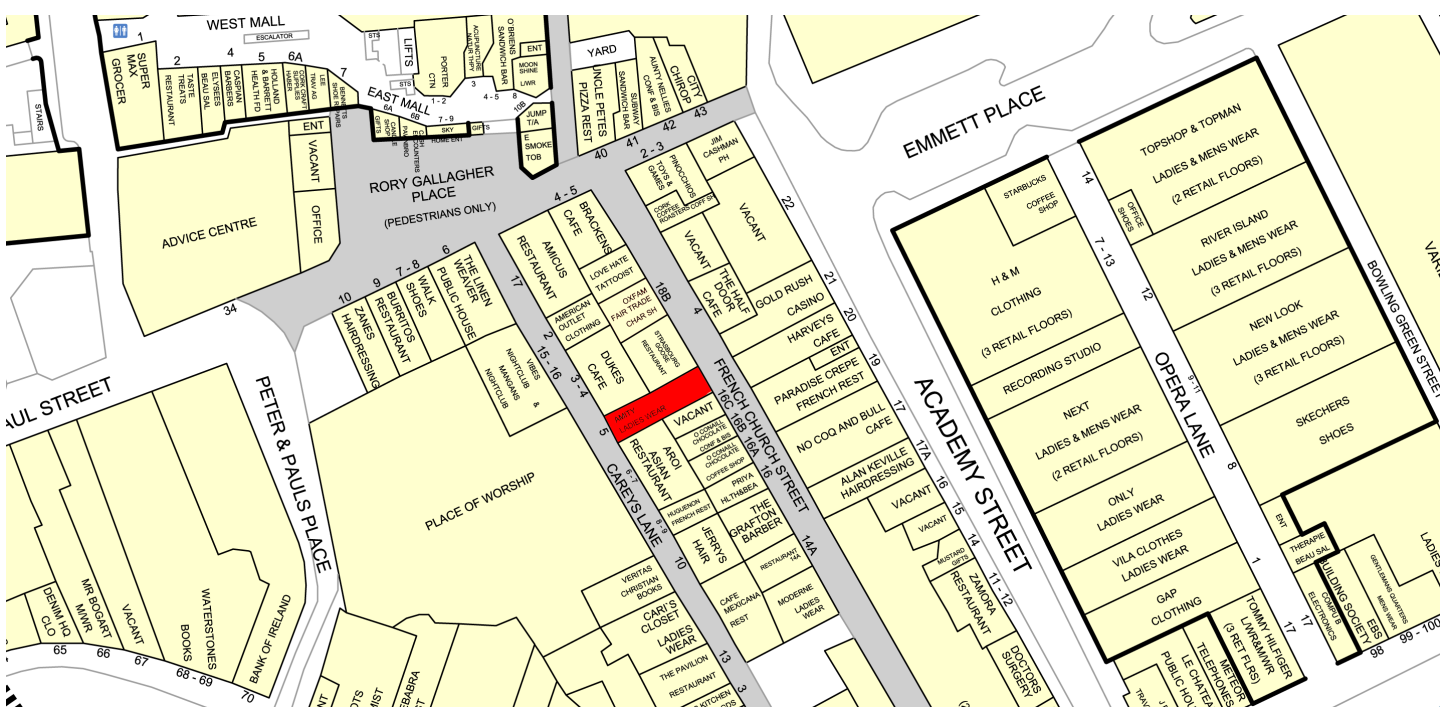
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

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