

## 107 OLIVER PLUNKETT STREET, CORK.

- Total floor extends to approx. 90 sqm (968 sqft), with retail accommodation at ground and first floor level
- Located in the most prime area of Oliver Plunkett Street with a high concentration of pedestrian footfall
- Pedestrian Priority Zoned Area
- Neighbouring occupiers include Penney's, Michael Guineys, Keanes Jeweller's and GPO

021-427 5079



**LOCATION**

The property is centrally situated in Cork city centre on the northern side of Oliver Plunkett Street, mid-way between its junctions with Winthrop Street and Morgan Street and in close proximity to the GPO. Oliver Plunkett Street is a 'Pedestrian Priority Zone' and the street is pedestrianized from 11AM to 5PM each day.

Established neighbouring occupiers include Penneys, Michael Guineys, Keanes Jewellers, Butlers Chocolates and Winthrop Arcade.

**DESCRIPTION**

The property comprises a three storey plus attic terraced building with ground and first floor retail accommodation and upper floor stockroom accommodation. The ground floor has a large display window and frontage to Oliver Plunkett Street.

**LEASE**

New lease available.

**RENT**

€35,000 p.a. exclusive.

**ACCOMMODATION**

Floor	Use	Sqm	Sqft
Ground	Retail	24.15	260
First	Retail	22.15	246
Second	Staff/Stockroom	20.25	218
Third/Attic	Staff/Stockroom	7.52	81
<b>Approx. Total</b>		<b>89.9</b>	<b>968</b>

**BER**

BER: B3

BER No: 800319808

EPI: 508.13 kWh/m<sup>2</sup>/yr0.9

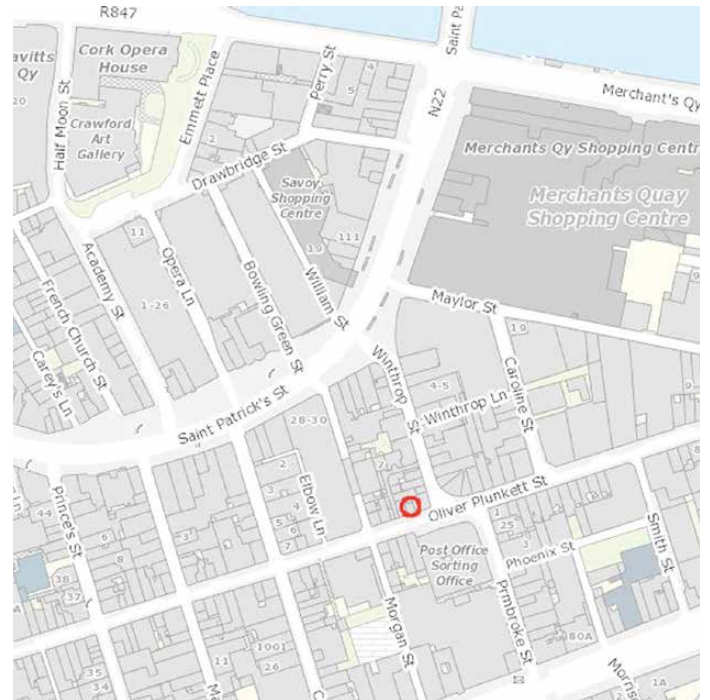
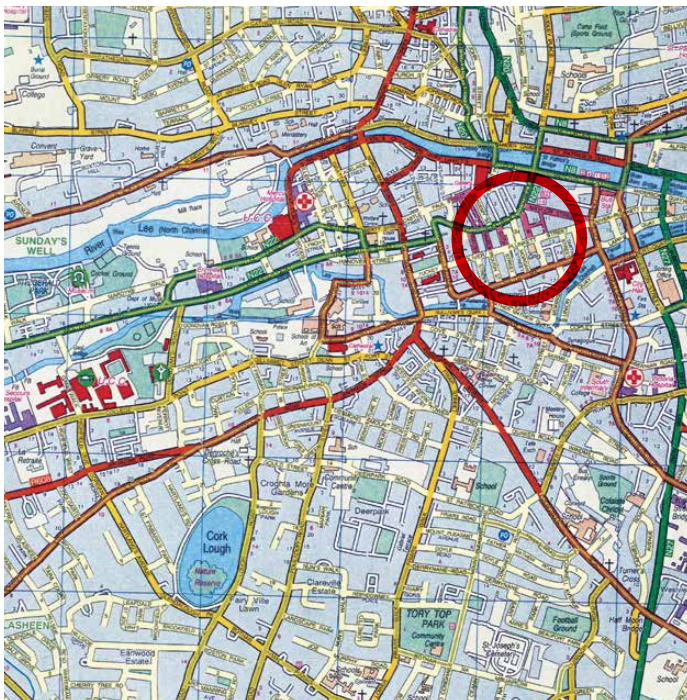
**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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