

SELF-CONTAINED GROUND FLOOR RETAIL / RESTAURANT UNIT

UNIT 1 VILLAGE HOUSE,  
EAST DOUGLAS VILLAGE, CORK, T12 WF69



021-427 5079

- High profile self-contained ground floor retail premises suited to immediate occupation.
- Benefit of full planning permission for restaurant use.
- Total accommodation extends to approx. 132.64sqm (1,427Sqft).
- Superb location in East Village with high levels of passing traffic and pedestrian footfall.
- Good parking facilities in the vicinity.



## LOCATION

The property is centrally situated in East Douglas West in a high profile location to the south east of Douglas Village Shopping Centre and close to its junction with East Douglas Street. The property forms part of the successful East Village development and existing occupiers include Ailesbury Clinic, El Vino, Staunton Byrne, EBS, Ramen and Peters Barbers. The property is situated in close proximity of Douglas Village Shopping Centre, McDonald's and Douglas Court Shopping Centre.

## DESCRIPTION

The property comprises a self-contained L shaped ground floor retail unit. The property is currently laid out internally with an open plan space, storage accommodation and wc. The property has display frontage onto East Village.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Retail, store and WC	132.64	1,427

## GUIDE RENT

€35,000 per annum exclusive

## LEASE

New Lease available.

## BER INFORMATION

Pending.

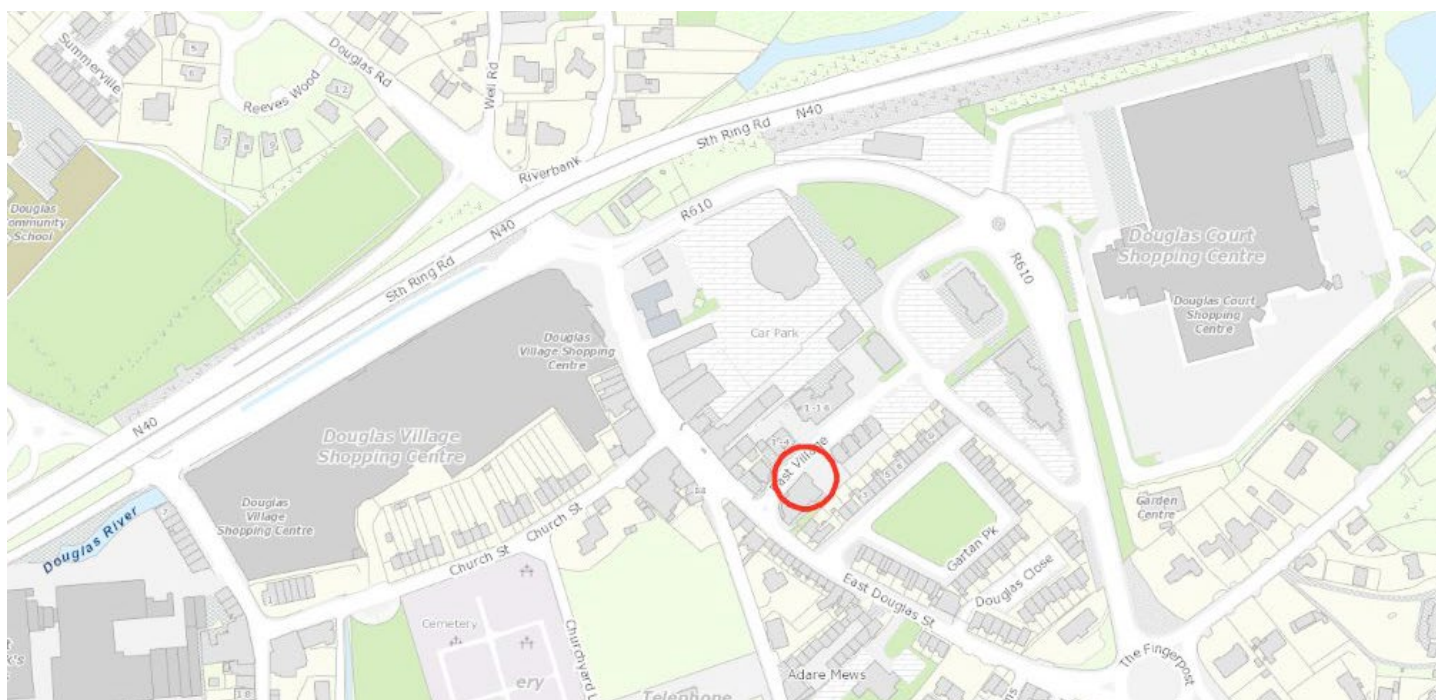
## VIEWING

Strictly by appointment through the sole letting agents Lisney.

## FURTHER INFORMATION

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