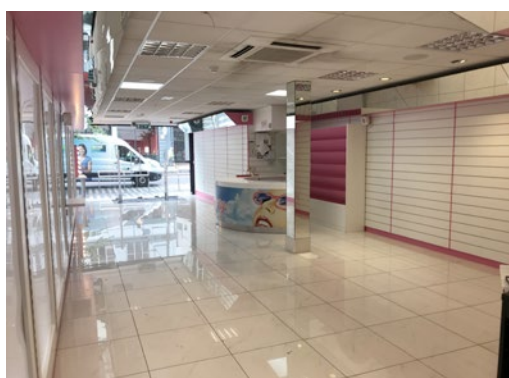


PRIME RETAIL OPPORTUNITY 76 PATRICK STREET, CORK, T12 YPT4

- High profile four storey commercial premises
- Self-contained ground floor retail unit with ancillary storage accom. overhead
- Total accom. extends to 312.9 sqm (3,367 sqft) with approx. 138.68 sqm (1,494 sqft) at ground floor level
- Excellent location on Cork City's premier retail street and neighbouring occupiers include Sostrene Grene, Boots, Lifestyle Sports, Bank of Ireland and Burger King
- Ground floor retail unit is fitted to a high standard and suited to immediate occupation

021-427 5079



LOCATION

The property is centrally situated in Cork city centre on the north side of Patrick Street at its western end. The modern high profile Capitol Development is situated directly across the street. Patrick Street is Cork's prime shopping street and principal retail thoroughfare and is host to a number of major department stores such as Brown Thomas, Dunnes Stores and Penney's nearby and immediately adjacent occupiers to the subject property include Sostrene Grene, Dealz, Boots, McDonalds and Bank of Ireland.

DESCRIPTION

The property comprises a four storey mid terraced commercial property fronting Patrick Street. The high profile premises is laid out with a self-contained retail unit at ground floor level, a dental surgery and ancillary storage accommodation at first floor level and office/storage accommodation over second and third floor levels. The ground floor comprises a modern shop front with glazed frontage to Patrick Street.

TENANCY

The first floor is held by City Dentist on the basis of a long term lease and the passing rent it €10,000 p.a. exclusive. Details available on request.

ACCOMMODATION

Floor	Description	Sqm	SqFt
Ground	Retail	138.68	1,494
First floor rear	Stockrooms	62.77	675
First floor front	Dental Surgery	55.74	600
Second	Office/Stockrooms	55.74	600
Third	Office/ Stockrooms	55.74	600
Total NIA		368.6	3,967

LEASE

The ground and part of the upper floors are currently vacant and available on a new lease. The guide rent is €95,000 p.a. exclusive.

SALE PRICE

€950,000 plus vat if applicable.

TITLE

Good and marketable long leasehold title.

BER INFORMATION

Rating: C3
 BER No.: 800356925
 EPI No.: 599.13 kWh/m2/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole agent Lisney. For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

