

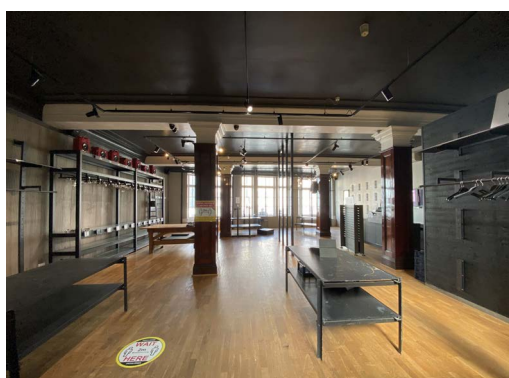
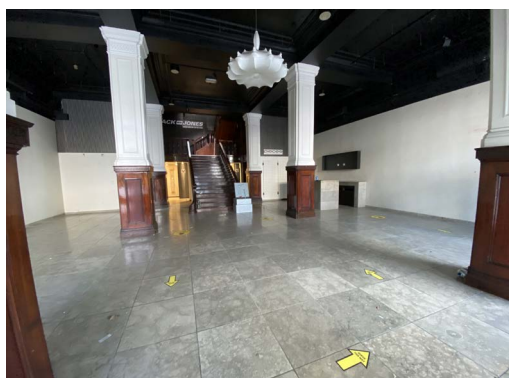
Lisney

savills

TO LET

SUPERB RETAIL OPPORTUNITY 31-32 PATRICK STREET, CORK, T12 PDW9

- High profile four storey retail premises extending to 636.1 sq m (6,847 sq ft) in total.
- Ground floor retail extends to 187.5 sq m (2,018 sq ft) with first floor retail extending to 146.5 sq m (1,574 sq ft) with ancillary storage overhead.
- Ground floor retail unit is fitted to a high standard and suited to immediate occupation.
- Excellent location on Cork City's premier retail thoroughfare.
- Neighbouring occupiers include Penneys, Tiger, Dunner Stores, Tommy Hilfiger and Dorothy Perkins



LOCATION

The property is centrally situated in Cork city centre on the south side of Patrick Street midway between it's intersections with Cook Street and Robert 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 located immediately adjacent to the subject property. Other retailers within close proximity include Tiger, Pandora, Ecco and H. Samuel.

DESCRIPTION

The subject property comprises a substantial four storey terraced retail property fronting Patrick Street with imposing limestone façade. The property is laid out with retail accommodation at ground, mezzanine and first floor. With staff and storage accommodation over second and third floor. There are two large display windows at street level.

ACCOMMODATION

Floor	Use	Sq.M	Sq.Ft.
Ground	Retail	187.5	2,018
Mezzanine	Retail	18.0	194
First	Retail	146.2	1,574
First	Storage	15.0	161
Second	Storage	139.4	1,500
Third	Storage	130.1	1,400
	Approx. Total	636.1	6,847

LEASE

New short term lease available

GUIDE RENT

€150,000 per annum exclusive.

LISNEY

I South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

SAVILLS

II South Mall,
Cork,
T12 CYF7
Tel: +353 21 427 1371
Email: lia.dennehy@savills.ie

RATES

€61,883 per annum.

BER

Rating: Pending

BER No.

EPI No.

ERICODE

T12 PDW9

FURTHER INFORMATION / VIEWING

Amanda Isherwood

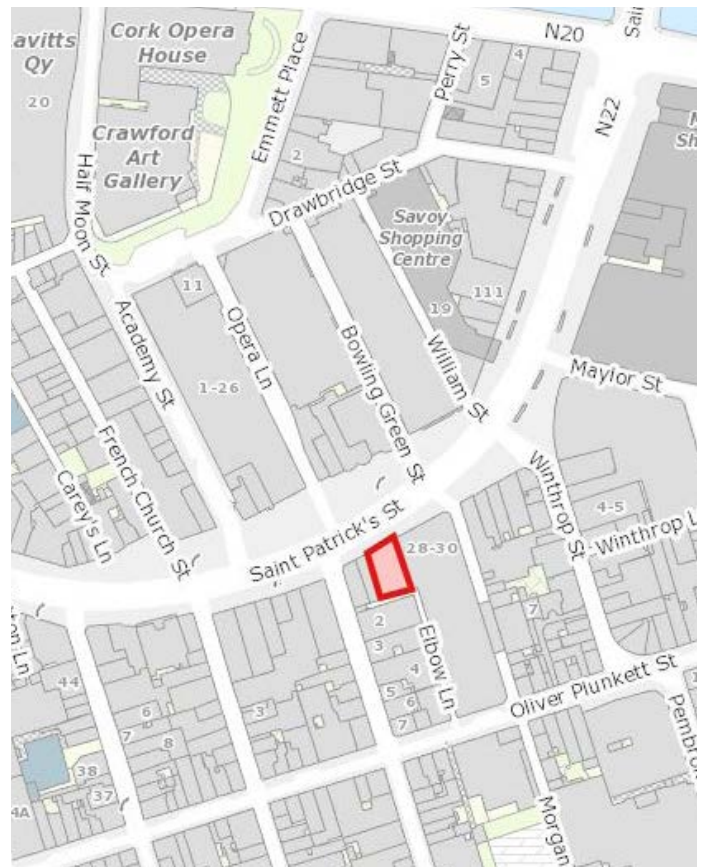
021-427 5079

aisherwood@lisney.com

Lia Dennehy

021-427 1371

Lia.Dennehy@savills.ie



Ordnance Survey Ireland Licence No. AU 000219.
 Copyright Ordnance Survey Ireland/Government of Ireland.

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 or Savills, 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 or Savills 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 or Savills. 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. Savills PSRA No. 002223.

