

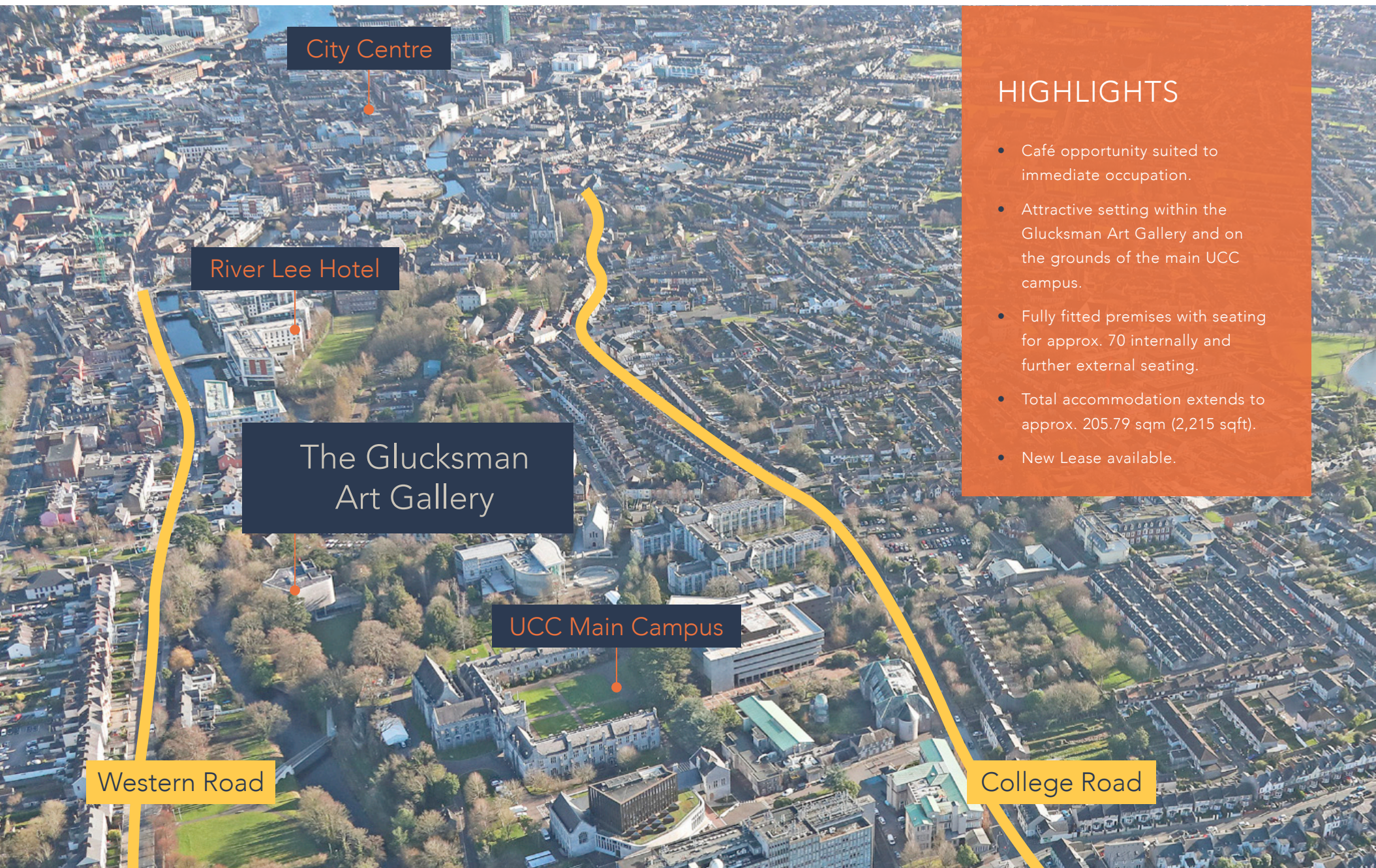
Café Opportunity

The Glucksman Art Gallery, UCC, Cork

TO LET



Lisney



HIGHLIGHTS

- Café opportunity suited to immediate occupation.
- Attractive setting within the Glucksman Art Gallery and on the grounds of the main UCC campus.
- Fully fitted premises with seating for approx. 70 internally and further external seating.
- Total accommodation extends to approx. 205.79 sqm (2,215 sqft).
- New Lease available.

LOCATION

The Lewis Glucksman Art Gallery is located on the main UCC campus close to main campus entrance at the junction of Western Road and Donovan Road. The Glucksman Gallery is a cultural center and museum of contemporary art which opened in 2004. It offers a wide range of activities including with a wide range of art workshops, film screenings, seminars, lecture series and gallery tours on offer throughout the year.

UCC is situated 1km west of Cork city centre and it has a student population of just over 23,000 and close to 1,000 staff. It is a popular tourist destination and is home to many interesting buildings and features including the Lewis Glucksman's Gallery, Presidents Garden, Stone Corridor and the Crawford Observatory. The campus is open to the public all year round.



The Glucksman Art Gallery, UCC, Cork

DESCRIPTION

The property comprises a part ground floor and basement level café/restaurant which forms part of the Lewis Glucksman Art Gallery. The unit is constructed to a high standard with a fully fitted and equipped kitchen and serving area.

The ground floor is laid out with an open plan café area with a fully fitted service kitchen, toilet and nursing room. It provides seating for approx. 70 people internally and there is a large partly

covered external terrace overlooking the gardens which provides further external seating. The basement is laid out with a fitted commercial kitchen, dry goods store, fridge, freezer, office and toilets and showers. The basement is served by the main service lift and also a goods lift.

The current trading hours are Tuesday – Saturday 10AM – 5PM and Sunday 2PM – 5PM.

ACCOMMODATION

Floor	Description	Sqm	SqFt
Lower Ground floor	Open plan café, kitchen toilets and nursing room	143.95	1,549
Basement	Kitchen, store, office and toilets	61.84	665
Approx Total.		205.79	2,215



Lease

New Lease Available.

Guide Rent

€30,000 p.a. exclusive.

BER

Rating: C2

BER No.: 800824310

Eircode

T12 V1WH

Further Information & Viewing

For further information and viewing please contact Lisney.

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