



80/81 OLIVER PLUNKETT STREET - CORK

PRIME INVESTMENT OPPORTUNITY

(TENANTS NOT AFFECTED)

Lisney



80/81 OLIVER PLUNKETT STREET - CORK

INVESTMENT SUMMARY



Landmark building



100% Let



Rental uplift potential



Floor area
approx. 198 sqm
(2,131 sq ft)



Current rental
Income €69,500 pa



Guide price
€795,000



Tenants not
affected

80/81 - OLIVER PLUNKETT STREET - CORK

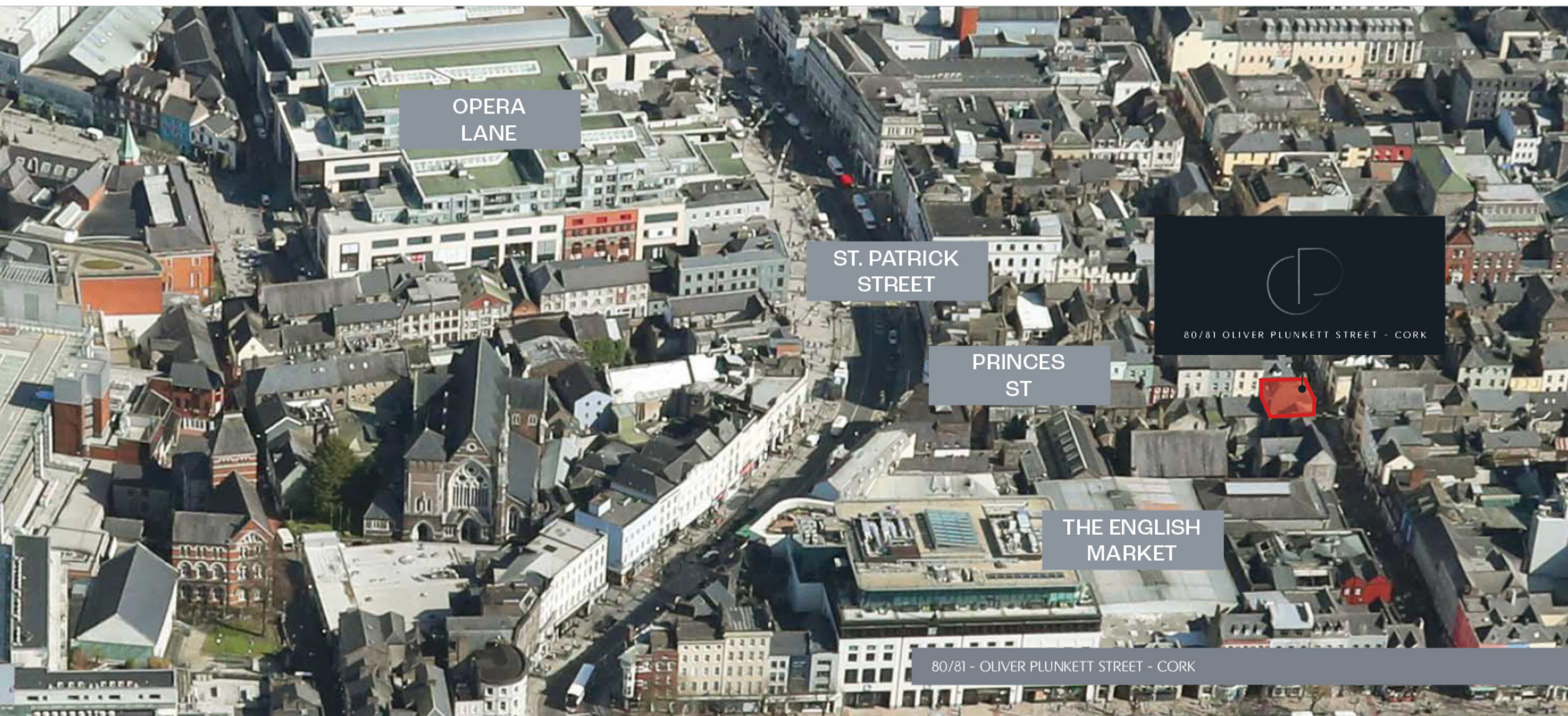


LOCATION

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The property is located in Cork City Centre in a prominent corner location at the junction of Princes Street (Patrick St end) and Oliver Plunkett Street. The property forms part of the city's main retail area and adjacent to The English Market.

Neighbouring occupiers include The Body Shop, JoJoMama Bebe, Love Lisa, Monas Antiques and The Wine Buff. The southern part of Princes St was recently fully pedestrianised with outdoor seating/dining area now provided by restaurants on the street.



OPERA
LANE

ST. PATRICK
STREET

PRINCES
ST

THE ENGLISH
MARKET



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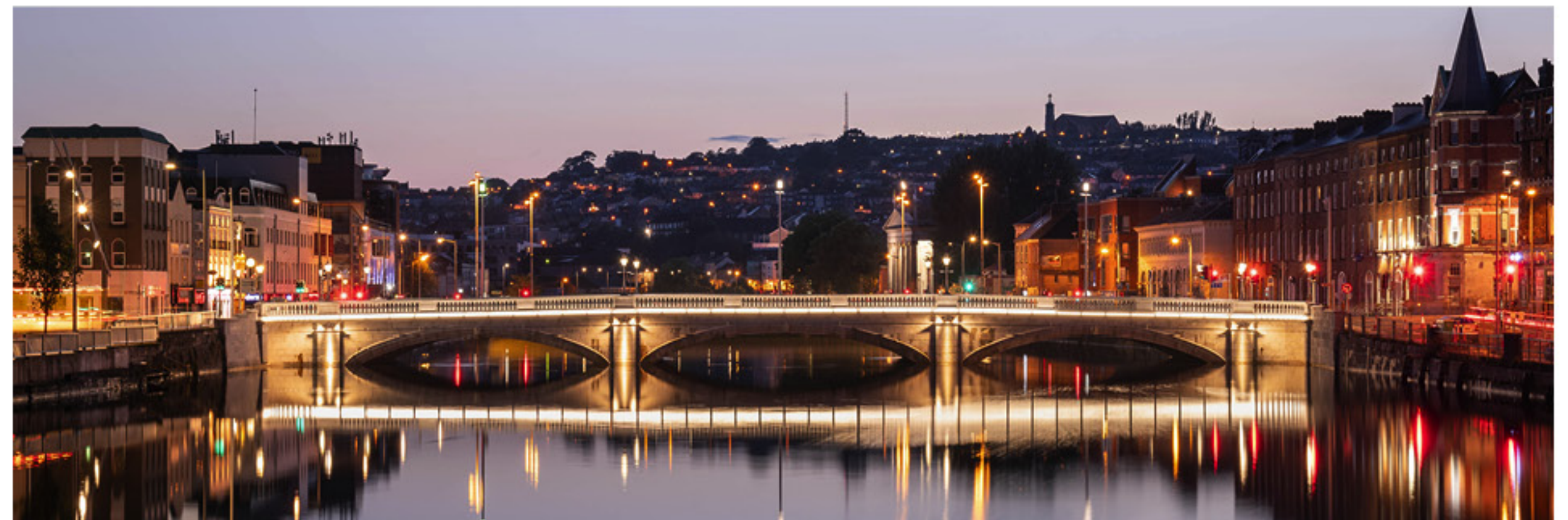
DESCRIPTION

The property comprises a four storey landmark corner building extending to approximately 198 sq m(2,131 sq ft) Net Internal Area. The ground floor retail unit and first floor offices are occupied by The Irish Examiner , The second floor by Tawan Thai Therapy and the Third floor by Conor Buckley & Co solicitors. There is separate access to the upper floors.

The current rental income is €69,500pa with potential for further rental increases at lease renewal.

TENANCY SUMMARY

Floor	Approx. Sqft (NIA)	Tenant	Lease Start	Lease Expiry	Rent P.A.
Ground	731	Irish Examiner	6th December 2013	5th December 2023	€57,500
First	450				
Second	475	Tawan Thai Therapy	July 2013	Expired	€7,000
Third	475	Conor Buckley & Co Solicitors	March 2016	Expired	€5,000
Total	2,131				€69,500





BER

BER E2 **BER D1** **BER F**

Individual BER numbers available upon request.

Title

Long Leasehold

Solicitor

Eoin C Daly Mallon Solicitors, 13 Shears St Cork

FURTHER INFORMATION

Full lease details available on request

Viewings

Strictly by appointment with the sole selling agent Lisney

Guide Price

€795,000



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CONTACTS

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