

FOR SALE

42 Paul Street, Cork

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Investment and Asset Management opportunity

Located in Cork City's retail core

Current rental income €17,000 per annum

Asset enhancement opportunity to increase rental income by letting upper floors or converting to residential (SPP)

LOCATION

The property is situated on the eastern end of Paul Street close to its intersection with Half Moon Street and Academy Street. Paul Street is a pedestrian street and forms part of Cork City's retail core.

Adjoining occupiers include Paul Street Shopping Centre, Boots and Subway. The property is situated in close proximity to St Patrick Street and Opera Lane.

DESCRIPTION

The property comprises a three storey plus attic mid terrace building which extends to approx. 174.5 sqm (1,879 sq ft). The ground floor is occupied by Sweet Experience Ltd T/A Sweet Heart on a 35 year lease from 1st January 2020 at a passing rent of €17,000 per annum.

The upper floors have independent access from Paul Street and are available with vacant possession. Asset Management opportunity with potential to increase the current rental income by letting the upper floors or converting to residential accommodation (SPP).



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ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Retail	40	431
First	Office	52.94	570
Second	Office	46.86	504
Attic	Storage	34.76	374
Total		174.5	1,879

TENANCY SUMMARY

Floor	Approx. Sqft	Tenant	Lease Start	Lease Expiry	Rent P.A
Ground	431	Sweet Experience Ltd	1st January 2020	31st December 2054	€17,000

GUIDE SALE PRICE

€400,000

FURTHER INFORMATION

Full lease details available on request

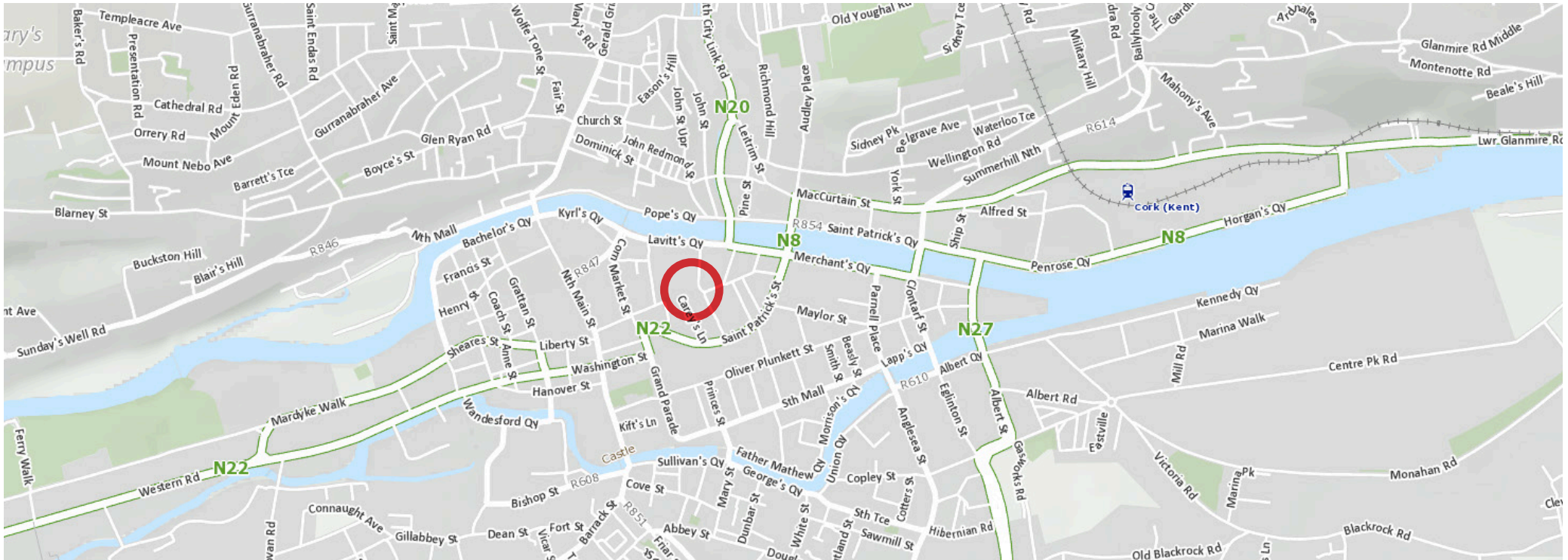


The property is situated in close proximity to St Patrick Street and Opera Lane.

BER INFORMATION



LOCATION MAP



For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney

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