

445



TO LET | ST. PATRICK'S STREET | CORK

445



A unique retail opportunity to trade from a prominent pitch on Cork's famous St. Patrick's Street



45 46

ST. PATRICK'S STREET
CORK

Optimise your prominence and potential with
a coveted pitch on St. Patrick's Street



356 sq.m
Total Floor Area



114.30 sq.m
Retail Ground Floor Area



241.70 sq.m
Storage Floor Areas



St Patrick's Street

St. Patrick's Street is home to a variety of both national and international retailers. Cork's primary shopping area is frequented by both local consumers and visitors to the city, providing a consistent and diverse customer base for retail operators.

The Area

45/46 St Patrick's Street is located in close proximity to many of Cork City's main landmarks and attractions such as The English Market and St Fin Barres Cathedral. This prominent unit is easily accessible via all major public transport links.

45/46

ST. PATRICK'S STREET
CORK

45/46 St Patrick's Street provides an opportunity for retailers to capitalise on the diverse and consistent customer base of Cork City.

Easily accessible via all public transport routes with approximately 3,500 car parking spaces in the immediate vicinity.

The unit occupies a prominent pitch on St Patrick's street and benefits from good visibility in all directions.



Neighbouring anchor retailers on the street include:

BROWN THOMAS

M&S
EST. 1884

PENNEYS

DUNNES STORES

eason

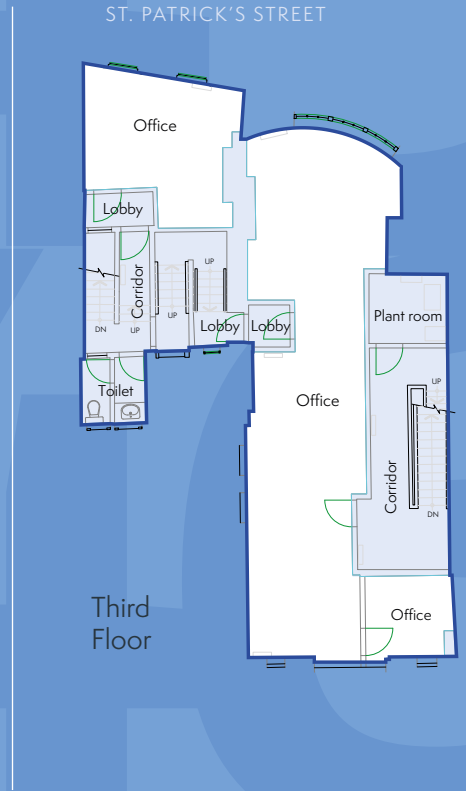
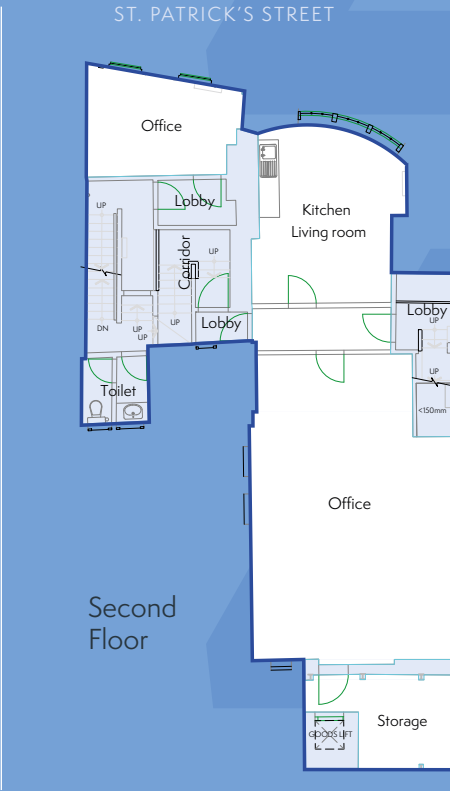
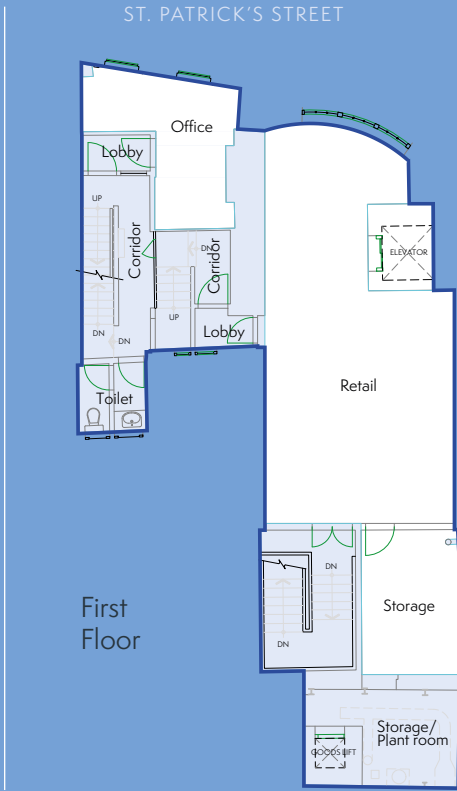
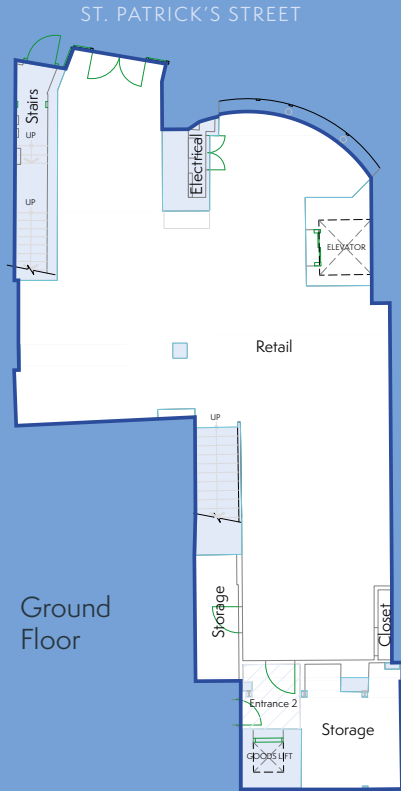
RIVER ISLAND

LIFE STYLE SPORTS

45 46

ST. PATRICK'S STREET
CORK

Floor Plans



Accommodation Schedule

Floor	Use	Sq.m	Sq.ft
Ground	Retail	114.30	1,230
First	Retail	72.7	783
Second	Office/Ancillary	95.4	1,027
Third	Office/Ancillary	73.6	792

Total Area



356 sq.m/3,832 sq.ft



Optimise your prominence and potential with a coveted pitch on Cork's St. Patrick's Street.

LEASE

New lease available on Modern Lease Terms.

Rent

On application.

Insurance

TBC.

BER

Exempt.

Rates

Rates payable for 2023 are estimated to be approx. €41,227.

Viewing

Viewing strictly by appointment only.

Joint Agents



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