

TO LET

48/49

ST. PATRICK'S STREET CORK

Unique retail opportunity with impressive return frontage and a prominent corner pitch on Cork's famous St. Patrick's Street



48-49 ST. PATRICK'S STREET - A UNIQUE OPPORTUNITY TO TRADE FROM A PROMINENT CORNER PITCH IN CORK'S PREMIER RETAIL AREA



580 sq.m
 Total Area



177 sq.m
 Retail Ground Area



402 sq.m
 Storage Areas



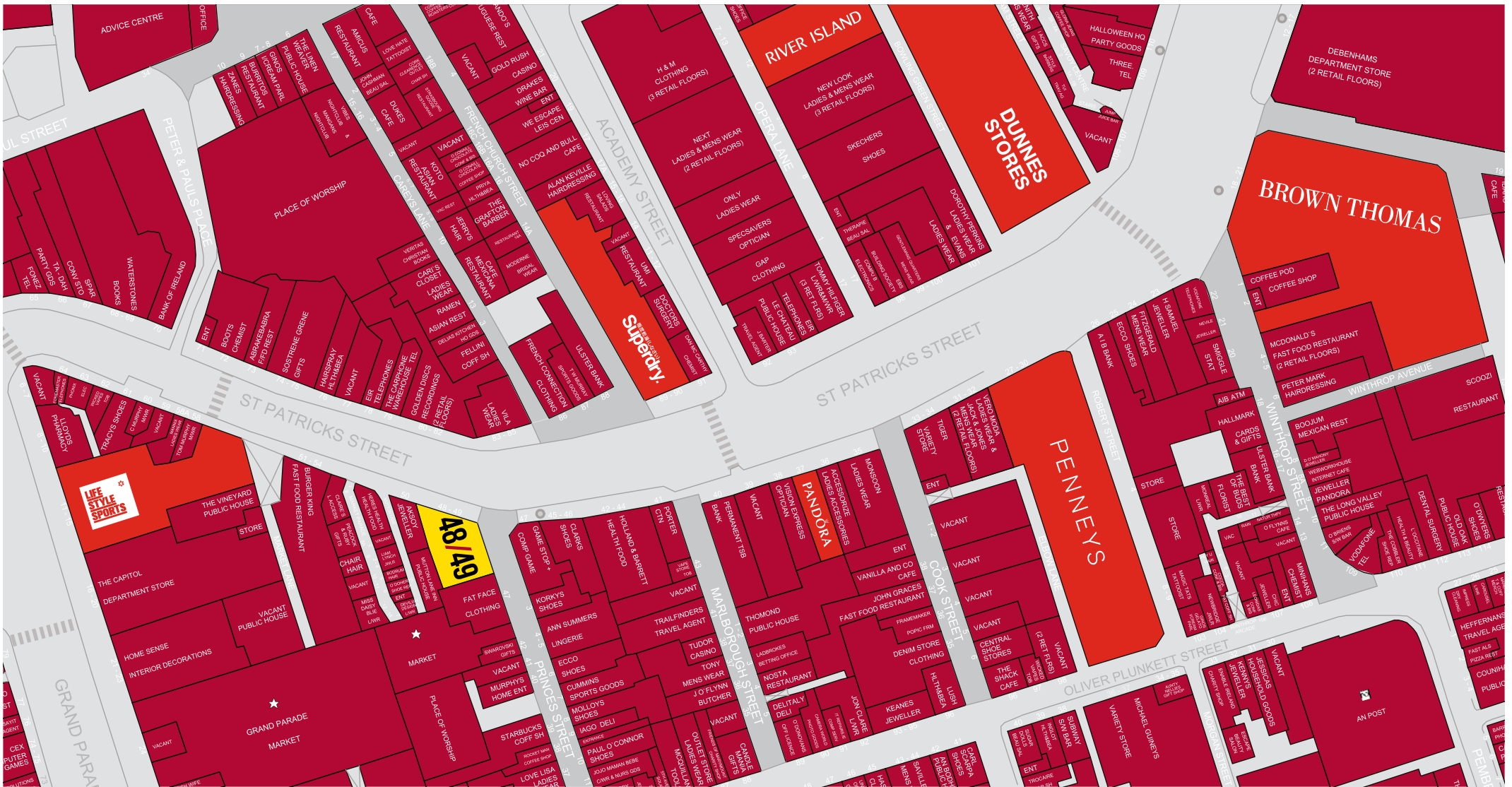
29m
 Total Frontage

THE SPACE

Extending to a total area of 580 sq.m (6,243 sq.ft), 48-49 St Patrick's Street features 177 sq.m (1,910 sq.ft) of retail space at ground floor level with an additional 402 sq.m (4,335 sq.ft) of storage space spread over the ground, first and second floor levels

RETURN FRONTAGE

The unit benefits from substantial frontage of 16.5m onto St. Patrick's Street along with return frontage of 12.5m to Prince's Street which is the home of an entrance to the famous English Market



ST. PATRICK'S STREET

St Patrick's Street features an eclectic mix of both national and international retailers which creates a unique shopping experience in the heart of Cork City.

Easily accessible via all public transport routes with approx. 2,580 car parking spaces in the direct vicinity.

The unit occupies a prominent corner pitch on the street and benefits from superb frontage to both St. Patrick's Street and Princes Street

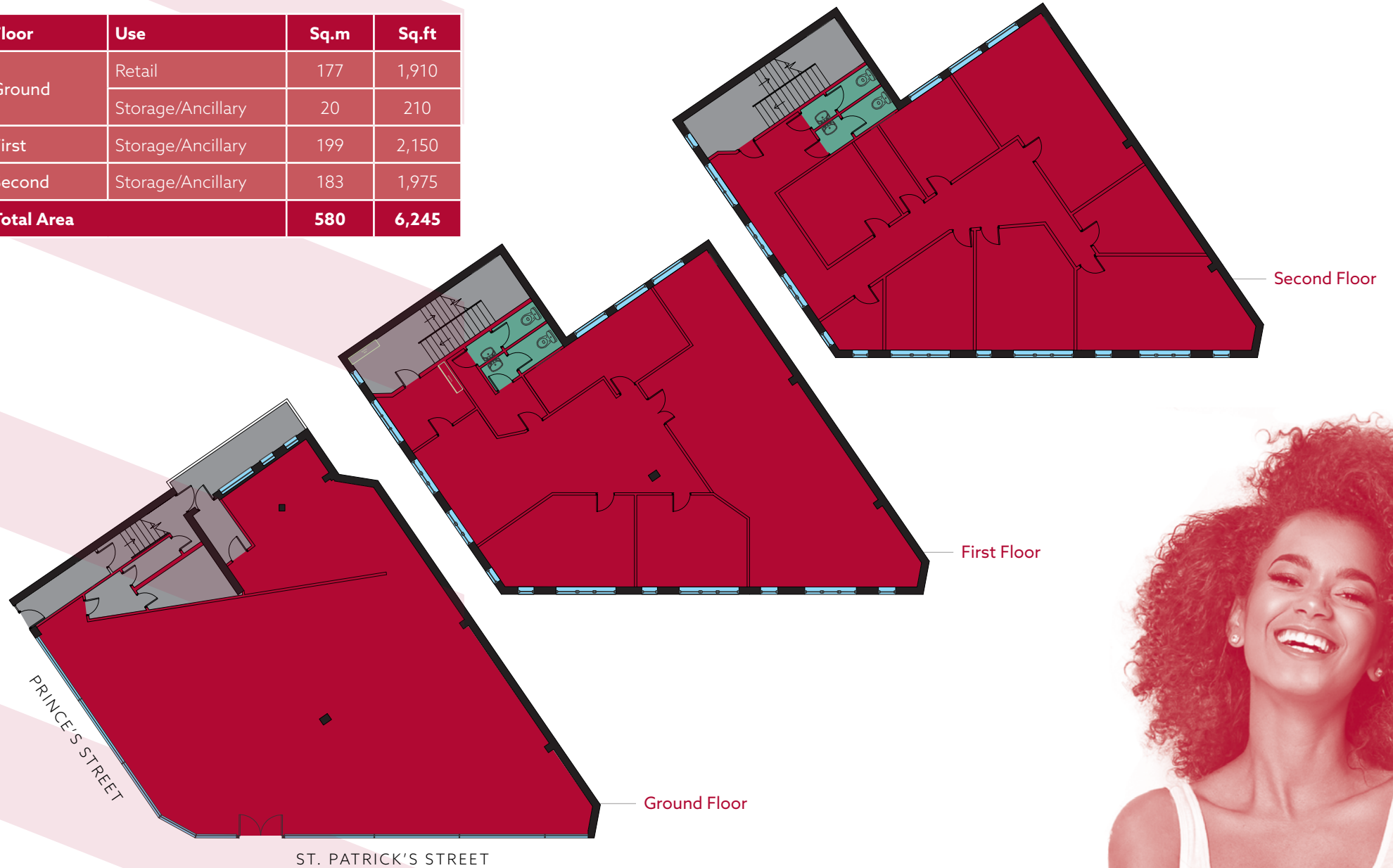
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Neighbouring anchor retailers on the street include:

BROWN THOMAS M&S PENNEYS DUNNES STORES PANDORA RIVER ISLAND TOPSHOP

ACCOMMODATION SCHEDULE

Floor	Use	Sq.m	Sq.ft
Ground	Retail	177	1,910
	Storage/Ancillary	20	210
First	Storage/Ancillary	199	2,150
Second	Storage/Ancillary	183	1,975
Total Area		580	6,245



48/49 **ST.
PATRICK'S
STREET
CORK**

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. €65,500.

Viewing strictly by appointment only:



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