

9 WINTHROP STREET, CORK

- Self-contained ground floor retail unit with ancillary storage to the rear.
- Total accommodation extends to 41.80sqm (450sqft).
- Located in a prime area on Winthrop Street with a high concentration of pedestrian footfall.
- Neighbouring occupiers include Brown Thomas, Peter Mark, McDonalds, Smiggle, O'Briens Sandwich Bar and Winthrop Arcade.

021-427 5079



LOCATION

The property is centrally situated in Cork city centre on Winthrop Street a pedestrianised street linking Patrick Street with Oliver Plunkett Street. Established neighbouring occupiers include Brown Thomas, Peter Mark McDonalds, Smiggle, O'Briens Sandwich Bar, Winthrop Arcade, AIB and Ulster Bank.

DESCRIPTION

The property comprises a self-contained ground floor retail unit fronting Winthrop Street. The property is currently laid out internally with an open plan space and storage accommodation and wc to the rear and has display frontage onto Winthrop Street.

ACCOMMODATION

We understand the unit comprises an approximate net internal floor area

Floor	Use	SqM	SqFt
Ground	Retail, Store & WC	41.80	450

RENT

€45,000 p.a. exclusive.

LEASE

New Lease available

BER INFORMATION

Rating CI

BER No. 800637712

EPI No. 709.6l (kWh/m2/yr)

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Amanda Isherwood

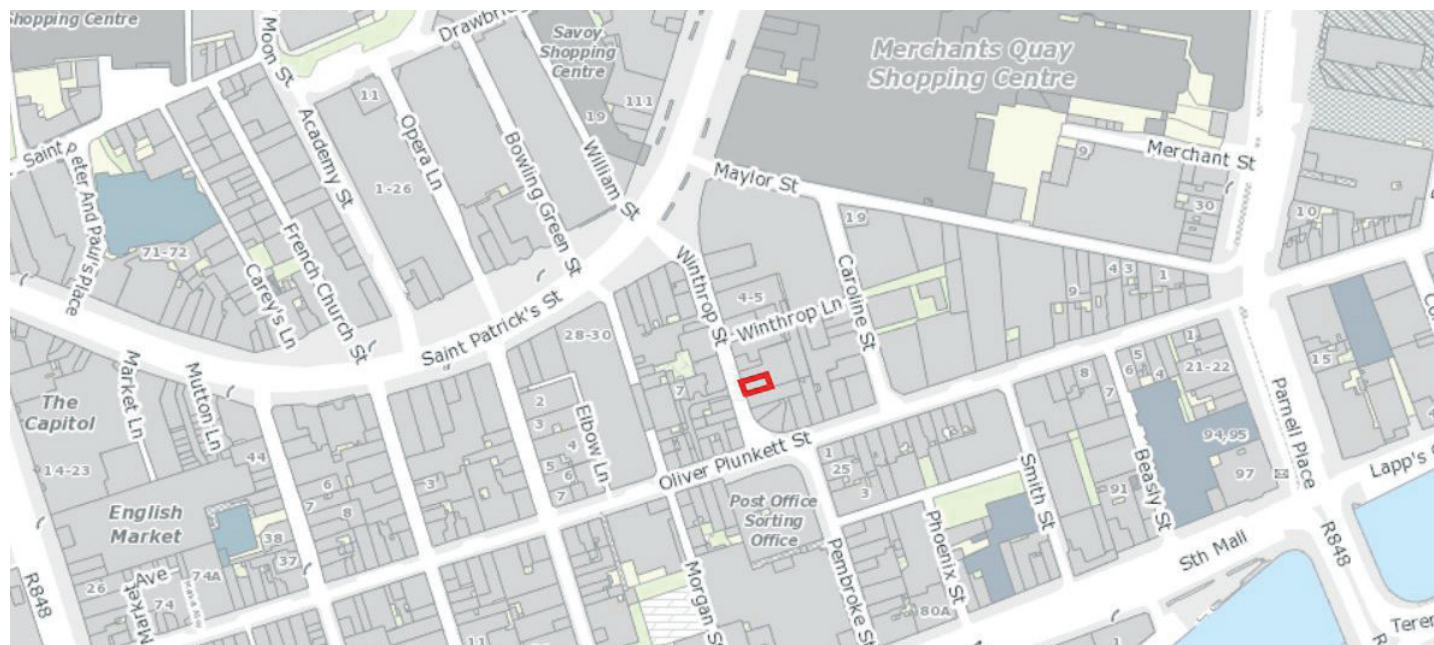
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

