

TO LET

**82/83 Oliver Plunkett Street &
Princes Street, Cork**

KEY CORNER RETAIL PREMISES

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

Ground floor retail unit of approx. 53 sqm (572 sqft), upper floors office / storage of 79 sqm (850 sqft)

Excellent frontage with dual display windows.

Separate access to upper floors.

Pedestrian Priority Zoned Area with high volume of footfall.

Other occupiers close by include Centra, Keane's Jeweller's, JoJo Maman BeBe, Fat Face and Fifth Avenue.

Close to the English Market

LOCATION

The property is centrally situated in Cork city centre on the northern side of Oliver Plunkett Street at the corner of Princes Street which is fully pedestrianised. The area forms part of the city's main retail hub and the property is in close proximity to the English Market. Established neighbouring occupiers include Centra, Keane's Jewellers, JoJo Maman BeBe, Fat Face and Fifth Avenue.

DESCRIPTION

The property comprises a three-storey plus attic corner building with frontage to both Oliver Plunkett Street and Princes Street. There is extensive window display frontage of 17 metres to both streets and separate access to the upper floors via Princes Street. The ground floor is laid out as retail accommodation with stockroom and staff areas on the upper floors.

ACCOMMODATION

Floor	Description	Sqm	SqFt
Ground	Retail	53.15	572
First	Staff/stock area	29.72	320
Second	Staff/stock area	35	377
Third/Attic	Storage/office	14.21	153
Total		132	1,421

LEASE

New lease available.

RENT

€50,000 p.a. exclusive.

BER

BER: **BER C3**

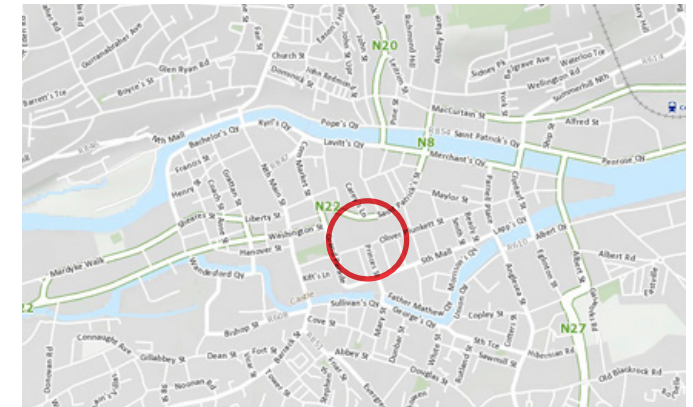
Ber No.: 800141699

EPI: 583.35 kWh/m²/yr



Situated in Cork city centre on the northern side of Oliver Plunkett St

LOCATION MAP



Lisney

COMMERCIAL REAL ESTATE

For further information

Margaret Kelleher: 021-427 5079 mkelleher@lisney.com

Michael Fitzpatrick: 021-427 5079 mfitzpatrick@lisney.com

Viewing strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

1 South Mall, Cork, T12 CCN3

Tel: +353 (0) 21 427 5079

Email: cork@lisney.com

lisney.com



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.

