

**FOR SALE / TO LET**

**2 Carey's Lane, Cork**

**Lisney**

COMMERCIAL REAL ESTATE

color





**Lisney**

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

Two storey retail unit located just off Patrick Street.

Neighbouring occupiers include Dukes Coffee, Amicus Restaurant, JD Weatherspoons & Paul Street Shopping Centre.

Vacant Possession.

Ground floor laid out for retail use with overhead storage accommodation.



### LOCATION

The property is centrally situated in Cork city centre on the eastern side of Carey's Lane. Carey's Lane is a pedestrianised retail street which links Patrick Street to Paul Street in an area known as the Huguenot Quarter. Carey's Lane runs parallel to French Church Street. Occupiers in the vicinity include Dubray Books, SuperDry, Nando's, JD Wetherspoons and Cork Coffee Roasters. Tesco is the main occupier in the nearby Paul Street Shopping Centre while the nearby Opera Lane includes H&M, Next, River Island and New Look.

### DESCRIPTION

The property comprises a two-storey self-contained retail unit located along Carey's Lane. Internally the unit is configured to provide for retail space on the ground floor with ancillary storage accommodation overhead together with a small WC. The unit is fitted to a standard specification comprising hardwood flooring with product display stock shelving units.

Externally the unit is of a mixed construction with a smooth rendered shop front secured by metal roller shutters with the upper floors comprising a cut stone façade.



The property is centrally situated in Cork city centre on the eastern side of Carey's Lane.

### ACCOMMODATION

Floor	Use	Sq M	Sq Ft
Ground	Retail	43.48	468
First	Storage	33.69	362.6
Approx. Total		77.17	830.6

### METHOD OF SALE

The property is available either for sale by private treaty or to lease on a new lease the exact terms of which are subject to negotiation.

### GUIDE PRICE/RENT

€300,000 to purchase or €25,000 per annum





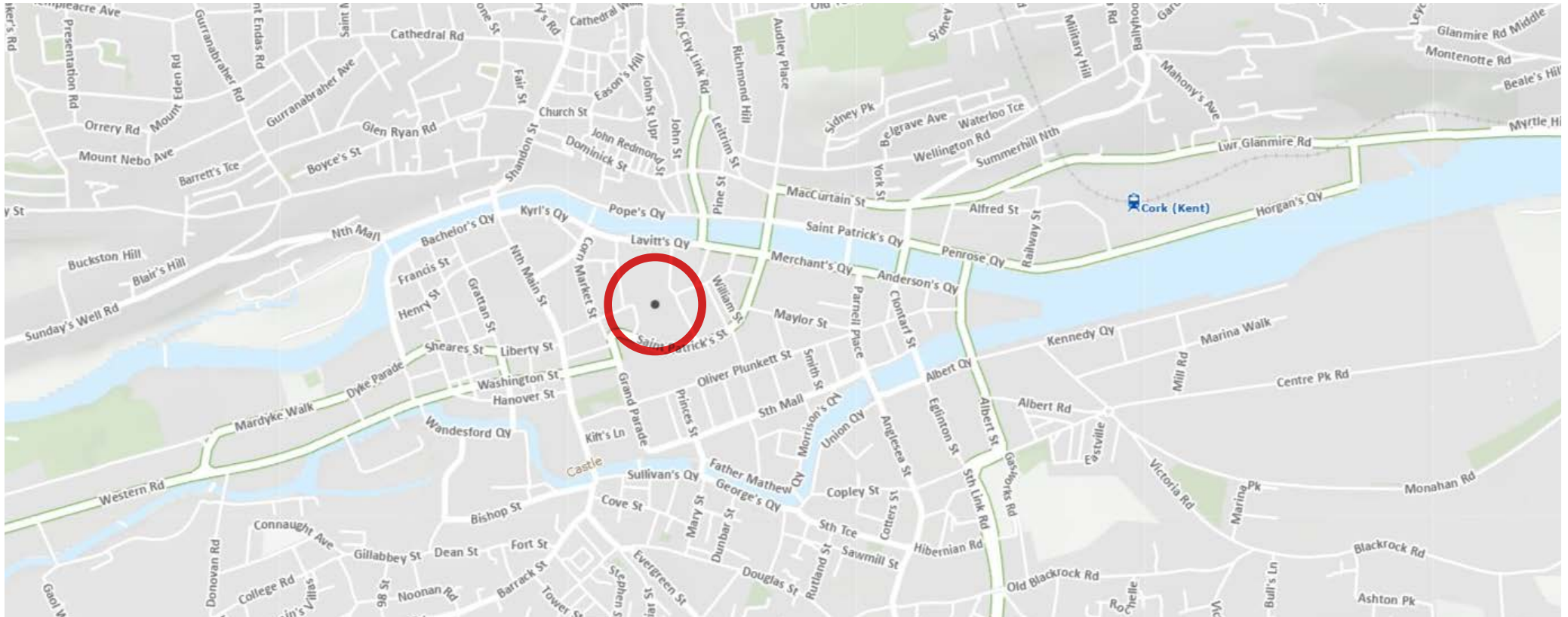
Carey's Lane is a pedestrianised retail street which links Patrick Street to Paul Street.

## BER INFORMATION

**BER C1**

183.37 kWh/m<sup>2</sup>/yr

## LOCATION MAP



# Lisney

COMMERCIAL REAL ESTATE

### For further information

**Szymon Slowiak:** 021 427 5079 [sslowiak@lisney.com](mailto:sslowiak@lisney.com)

**Mark Fannon:** 021 427 5079 [mfannon@lisney.com](mailto:mfannon@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](mailto:cork@lisney.com)**

[lisney.com](http://lisney.com)      
@LisneyIreland

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.

