



## Ground Floor

16 Bridge Street, Cork City, T23 X5WC

## Investment Opportunity in Cork City

**168.31 sq m**  
(1,811.67 sq ft)

- Self-contained ground floor retail unit with ancillary basement storage
- High profile location with frontage onto Bridge Street
- Occupied on a short term business letting until June 2027
- Total accommodation extends to approx. 168.31sqm (1,812sqft)



# Ground Floor, 16 Bridge Street, Cork City, T23 X5WC

## Summary

Available Size	168.31 sq m
Price	Offers in the region of €275,000
Legal Fees	Each party to bear their own costs
BER Rating	BER exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises a ground floor commercial unit with ancillary basement storage, prominently fronting onto Bridge Street. It is currently occupied and trading as a convenience store, with a deli counter incorporated towards the rear of the premises.

The basement, which benefits from separate access onto Coburg Lane, is presently used by the tenant for storage. It also contains a toilet and shower facility. While the basement would benefit from some refurbishment, it offers strong potential for a variety of ancillary uses.

Please note that the overhead accommodation is not included in the sale.

## Location

The property is strategically positioned on the northern side of Bridge Street, just north of Cork City Centre and a short distance south of the junction with MacCurtain Street. This is an established and vibrant mixed commercial area, benefiting from strong footfall and visibility.

Nearby occupiers include Cork English College, Costcutter, Brendan Lynch Pharmacy, and a variety of retail, hospitality, and service providers along MacCurtain Street—one of the city’s key commercial thoroughfares. The location is well served by public transport and is within walking distance of Patrick’s Street, the city’s prime retail core.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	775.97	72.09
Basement	1,035.70	96.22
Total	1,811.67	168.31

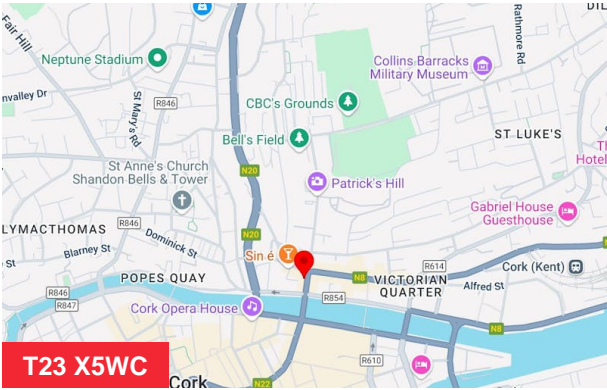
## Viewings

Viewing strictly by appointment with the sole letting agent Lisney.

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## Title

Long Leasehold



## Viewing & Further Information



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