



Unit 1 Market Parade

51-54 Patrick Street, Cork City

**Exceptional Retail Unit in
the Heart of Cork City –
Ready for Immediate
Occupation and Tailored Fit-
Out**

102.72 sq m
(1,105.67 sq ft)

- Self-contained retail unit fronting St. Patrick Street
- Excellent city centre location with high footfall levels
- Extensive display windows onto the Market Parade arcade
- Mezzanine floor providing additional accommodation
- Suitable for a variety of uses

Unit 1 Market Parade, 51-54 Patrick Street, Cork City

Summary

Available Size	102.72 sq m
Rent	€60,000 per annum + VAT
Rates Payable	€17,678.99 per annum
Service Charge	€7,041.93 per annum including insurance & VAT
BER Rating	G (801080698)

Description

The property comprises a self-contained ground floor retail unit forming part of the vibrant Market Parade development. Benefiting from a prominent position, the unit fronts directly onto St. Patrick Street and enjoys excellent frontage and display windows onto the Market Parade arcade, ensuring high visibility and strong footfall.

Internally, the unit is laid out in an open-plan format, providing flexibility for a range of retail uses. A mezzanine level has been incorporated into the space, offering two private rooms ideal for office, storage, or retail purposes.

This well-located unit presents an excellent opportunity for occupiers seeking a high-profile retail presence in Cork city centre.

Location

The unit is situated in the heart of Cork City Centre, fronting onto St. Patrick Street—Cork’s premier retail thoroughfare—and forms part of the established and well-known Market Parade development.

Market Parade occupies a strategic position in a high-profile retail location, adjacent to the famous English Market, one of Cork’s most iconic and busiest attractions. The development benefits from strong footfall levels due to its proximity to St. Patrick Street and its direct connection into the English Market, which in turn offers connections to Oliver Plunkett Street and Grand Parade further enhancing the connectivity and commercial appeal of the location.

This prime location offers excellent exposure and accessibility, making it an ideal setting for a wide range of retail occupiers.

Accommodation

The accommodation comprises the following areas:

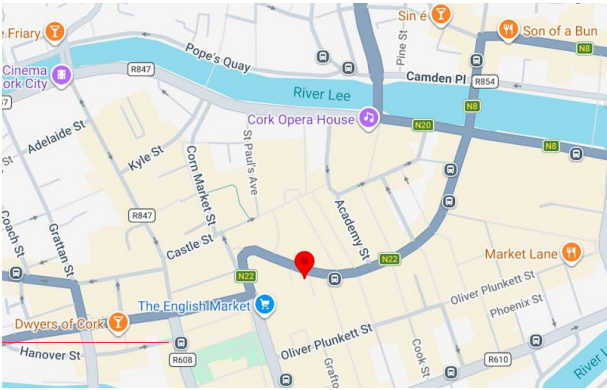
Floor/Unit	sq ft	sq m
Ground	727.43	67.58
Mezzanine	378.24	35.14
Total	1,105.67	102.72

Specification

The unit is presented in shell condition, providing incoming occupiers with a blank canvas to complete the fit-out to their own specifications.

Terms

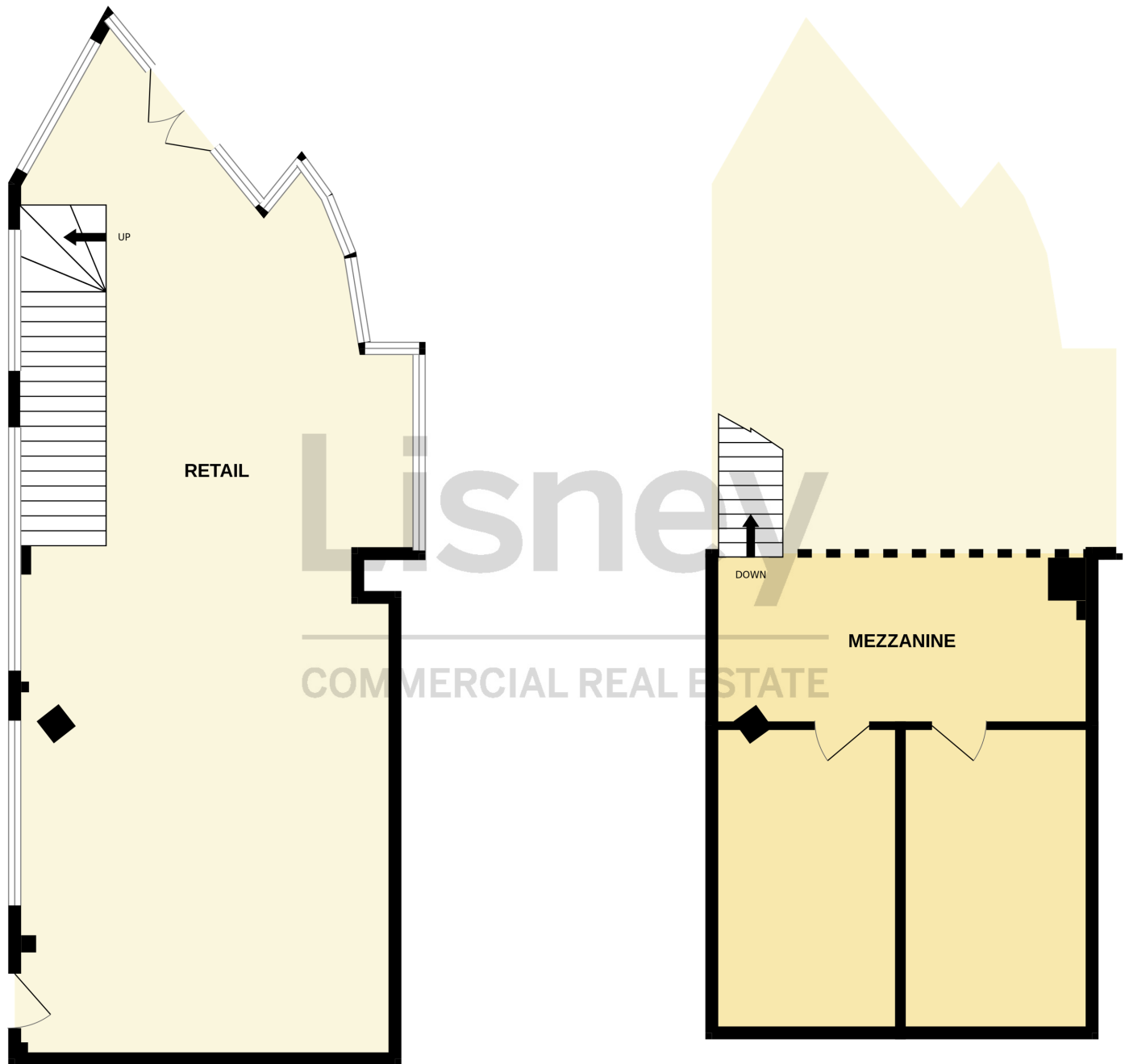
The unit is available by way of a licence agreement, with potential for extension subject to terms.



Viewing & Further Information



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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