



Unit 8 Market Parade

51-54 Patrick Street, Cork City

Exceptional Retail Unit in the Heart of Cork City

122.25 sq m
(1,315.89 sq ft)

- Self-contained retail unit fronting St. Patrick Street
- Excellent city centre location with high footfall levels
- Mezzanine floor providing additional accommodation
- Turnkey accommodation requiring minimal fit-out
- Ready for immediate occupation

Unit 8 Market Parade, 51-54 Patrick Street, Cork City

Summary

Available Size	122.25 sq m
Rent	€45,000 per annum + VAT
Rates Payable	€24,309.83 per annum
Service Charge	€7,505.22 per annum including insurance
Legal Fees	Each party to bear their own costs
BER Rating	B (801165275)

Description

The property comprises a self-contained ground floor retail unit within the well-established Market Parade development. Occupying a prominent position fronting directly onto St. Patrick Street, the unit benefits from excellent profile, an extensive glazed frontage and exceptional visibility to the high volumes of pedestrian traffic that characterise Cork's principal retail thoroughfare.

Internally, the accommodation is arranged to provide a bright, open plan retail sales area to the front, with office and storage accommodation to the rear. A substantial mezzanine floor further enhances the unit, offering versatile open plan accommodation suitable for additional offices, storage or ancillary business use.

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.

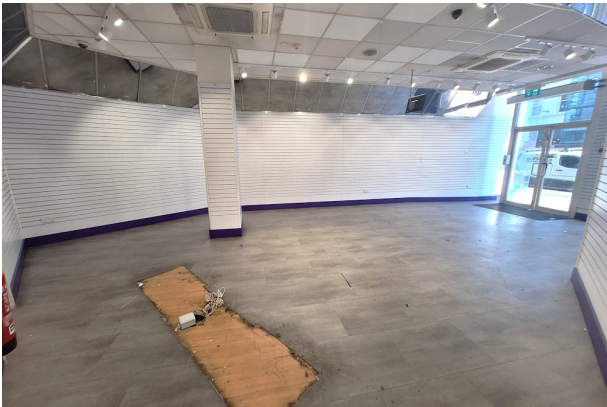
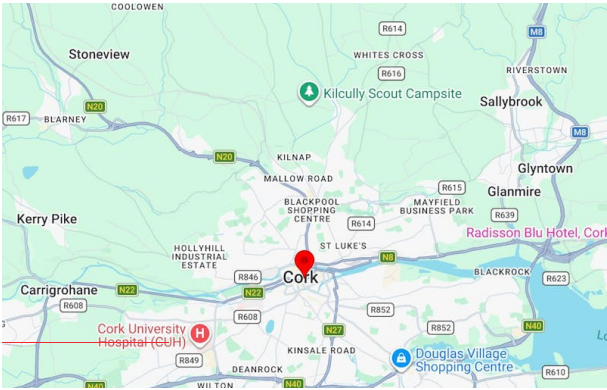
Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	677.91	62.98
Mezzanine	637.98	59.27
Total	1,315.89	122.25

Terms

The unit is available by way of a licence agreement, with potential for extension subject to terms.
For further information please contact our letting agent.



Viewing & Further Information



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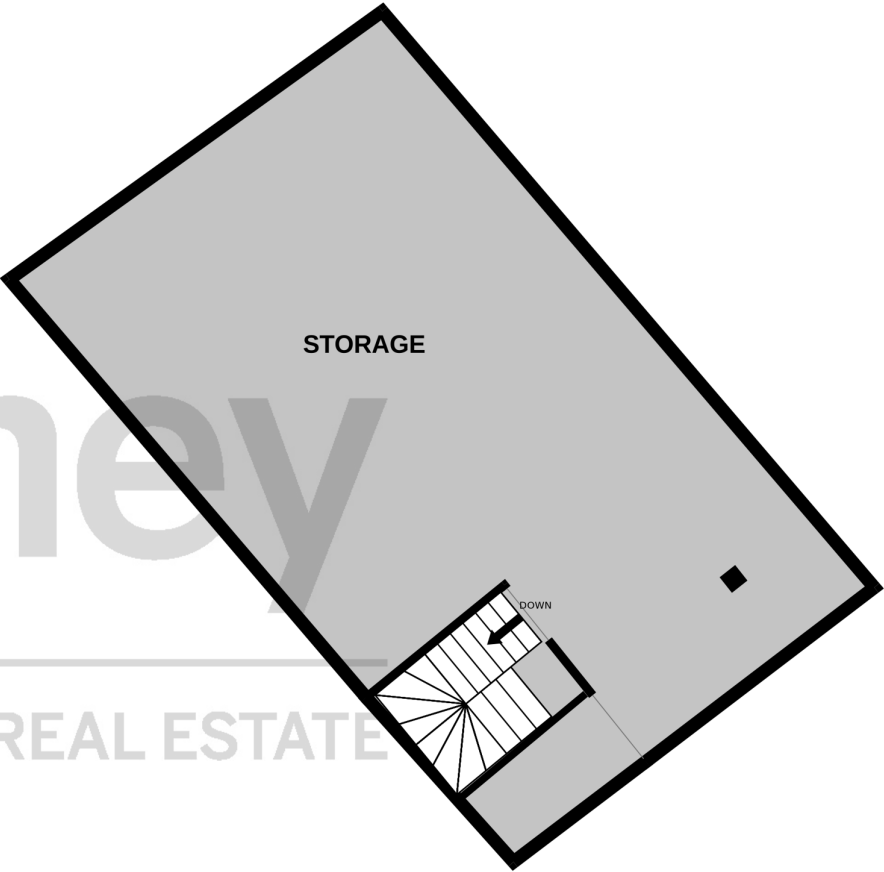
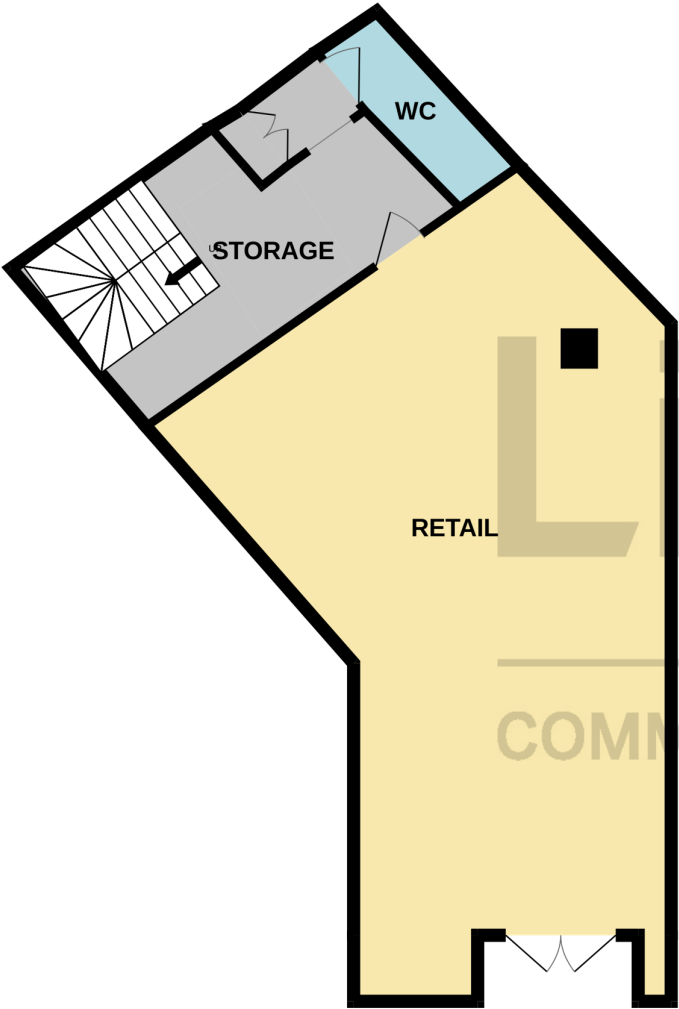
Niamh Burke
087 435 4733
nburke@lisney.com

Specification

The unit is fitted to a high standard and suited for immediate occupation.

GROUND FLOOR

MEZZ



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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