



2 Carey's Lane

Cork City, Cork, T12R6XR

High-Footfall Retail Opportunity Ideal for a Range of Occupiers

77.17 sq m
(830.65 sq ft)

- Two storey retail unit located just off Patrick Street.
- Ground floor laid out for retail use with overhead storage accommodation.
- Vacant Possession.
- Neighbouring occupiers include Dukes Coffee, Amicus Restaurant, JD Weatherspoons & Paul Street Shopping Centre.
- Suitable for a variety of uses subject to planning permission.

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Summary

Available Size	77.17 sq m
Rent	€25,000 per annum
Price	€260,000
Rates Payable	€6,403.50 per annum
Legal Fees	Each party to bear their own costs
BER Rating	C1 (801028192)

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.m

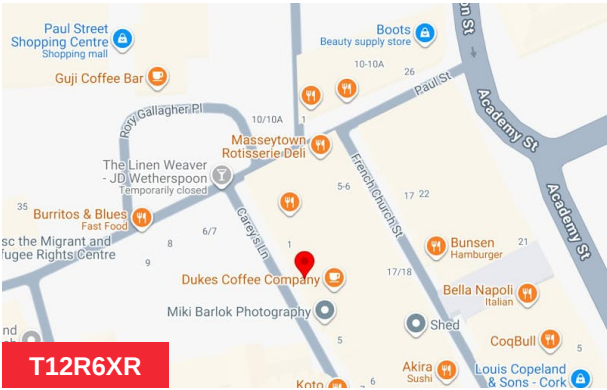
Location

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.

Accommodation

The floor areas can be described as follows:

Floor/Unit	sq ft	sq m
Ground	468.01	43.48
1st	362.64	33.69
Total	830.65	77.17

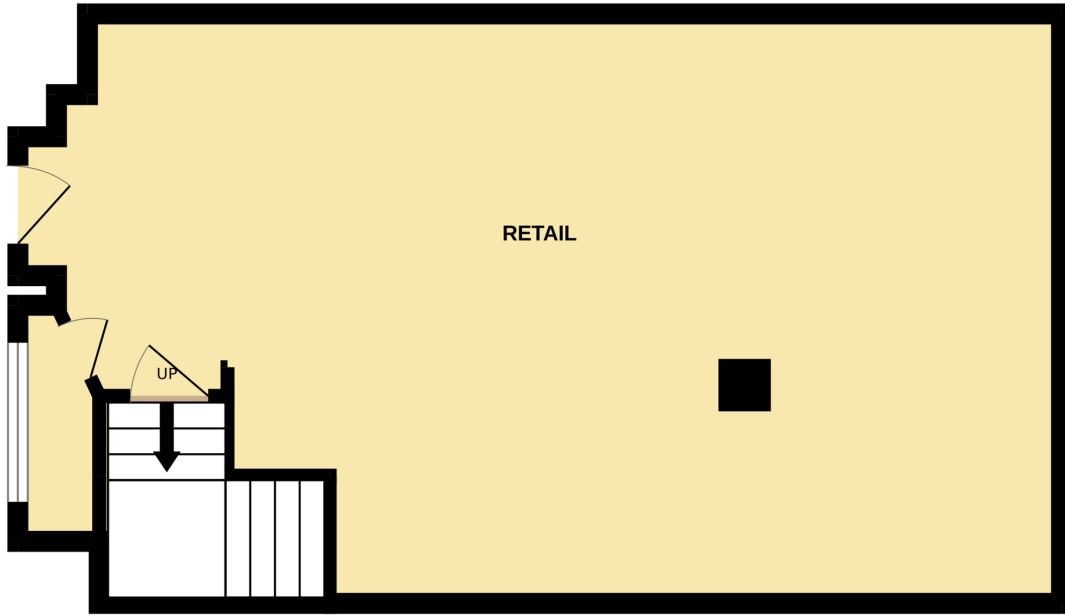


Viewing & Further Information



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GROUND FLOOR



Lisney

1ST FLOOR

