

**Available Immediately**

**Crestfield Centre, Riverstown, Glanmire**

**Class F1 - Learning and non-residential institutions, Class 8 (Non-Residential) (NRE)**







## ABOUT THE PROPERTY

Creche opportunity in Crestfield Shopping Centre in heart of Glanmire

Highly accessible location with excellent parking and bus terminus outside

Well designed Creche with secure and private external play area

Current population in Glanmire is circa 15,000 and expanding rapidly

Area is currently under served with childcare places and demand is guaranteed

Full Planning Permission granted under Planning Reference 25/43794

Large external play area extending to circa 400 sq.m



### LOCATION

The property is situated in Crestfield Shopping Centre which is the commercial heart of Glanmire. The centre is anchored by Ryans Supervalu and numerous food, retail, service and medical businesses are located within Crestfield and the adjoining Hazelwood Shopping Centres. Saint Josephs National school is located to the rear of the premises. Glanmire is one of the fastest growing areas in Cork with a current population of circa 15,000 that will expand significantly in the coming years. The local commercial and retail businesses would service a wider catchment including areas such as Glounthaune, Watergrasshill, Knockraha, and Leamlara.





## DESCRIPTION

Lisney are proud to offer this superb Creche opportunity in one of Cork's fastest growing suburbs. The premises previously traded as a large public house , restaurant and off-License and is now being redeveloped to accommodate a new Creche and adjoining Banking Hall. Full Planning Permission has been granted for the development of a creche and the premises is currently in "a shell and core" and will require a full fitout. The property is situated in an area that is currently experiencing a shortage of childcare places and demand for the new service will be high. The creche will be located on part of the ground floor and entire first floor and will benefit from a large secure and private external play area. Full details, specifications etc. are available on request.





## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Creche	2,152.78	200
1st - Creche	4,811.47	447
<b>Total</b>	<b>6,964.25</b>	<b>647</b>

## TENANT PROFILE

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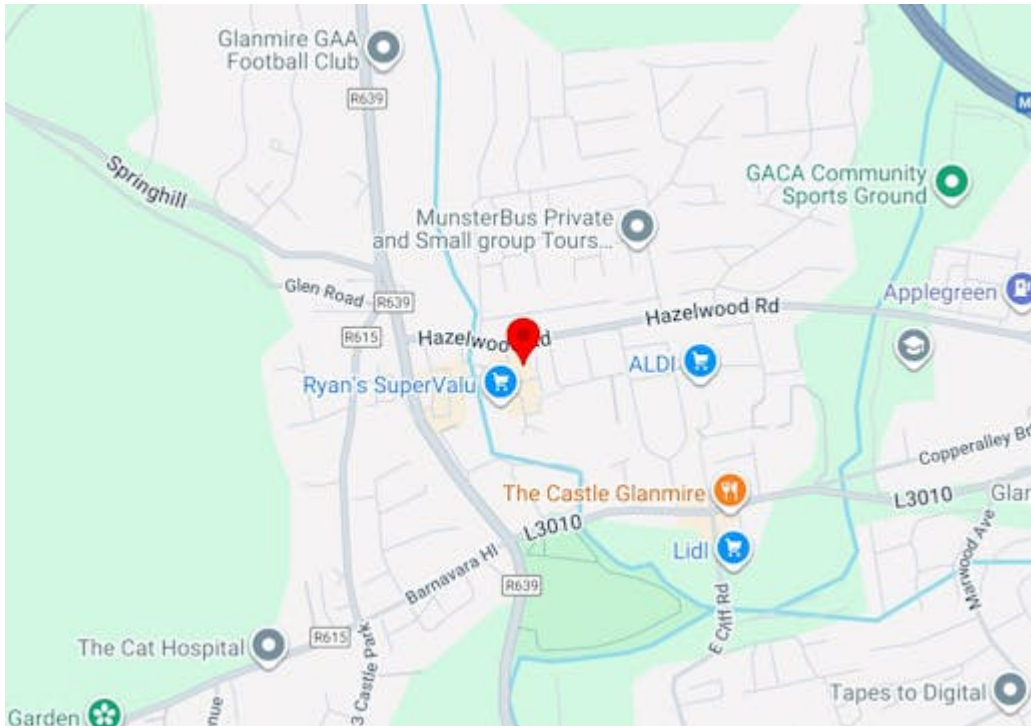
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## BER INFORMATION

BER C2 883.76



### For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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Email: [dublin@lisney.com](mailto:dublin@lisney.com)



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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.

