



## Unit 12/14 Market Parade

51-54 Patrick Street, Cork City

### Retail Opportunity Adjoining Cork's Iconic English Market

**99.14 sq m**  
(1,067.13 sq ft)

- Self contained retail unit
- Excellent city centre location with high footfall levels
- Prominent display frontage offering excellent visibility
- Mezzanine floor providing additional accommodation
- Suitable for a variety of uses

# Unit 12/14 Market Parade, 51-54 Patrick Street, Cork City

## Summary

Available Size	99.14 sq m
Rent	€25,000 per annum + VAT
Rates Payable	€8,793.06 per annum
Service Charge	€5,837.39 per annum including insurance & VAT
BER Rating	F

## Description

The property comprises a self-contained ground floor retail unit forming part of the vibrant Market Parade development. The unit is self contained and benefits from excellent display windows onto the arcade.

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, providing flexible ancillary accommodation.

## Location

The unit is located within the Market Parade development in the heart of Cork City.

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	595.67	55.34
Mezzanine	471.46	43.80
<b>Total</b>	<b>1,067.13</b>	<b>99.14</b>

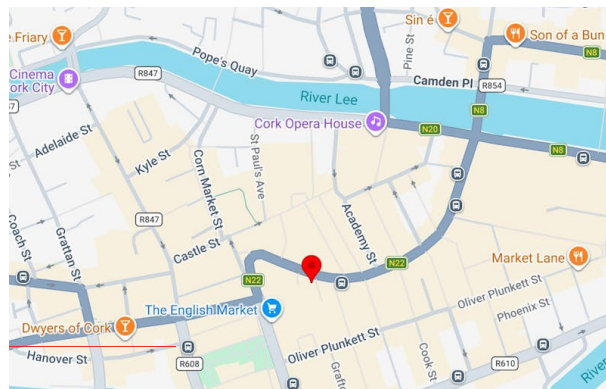
## Specification

The unit is open plan, 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.

For further information please contact our letting agent.



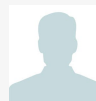
## Viewing & Further Information



**Szymon Słowiak**

021 4226911 | 087 9752144

ssłowiak@lisney.com



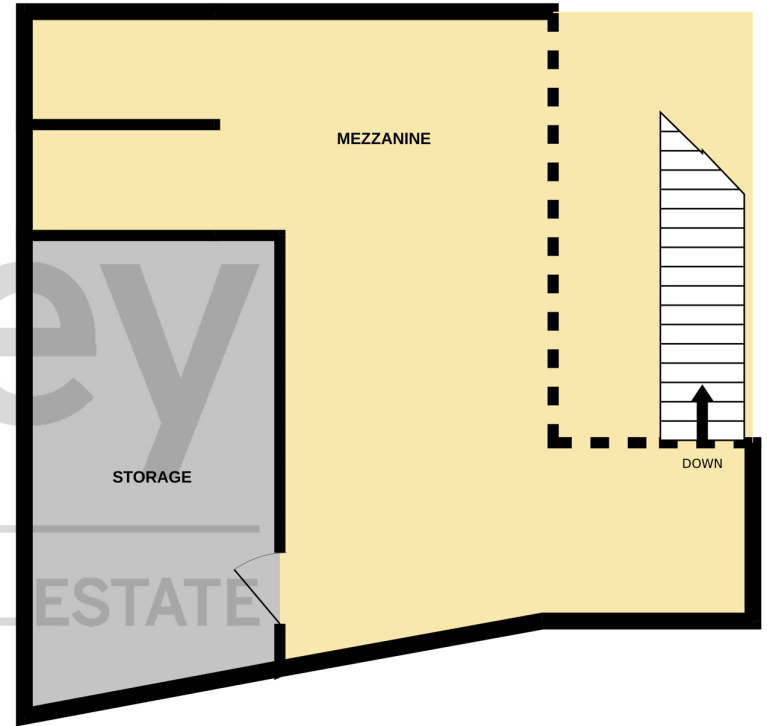
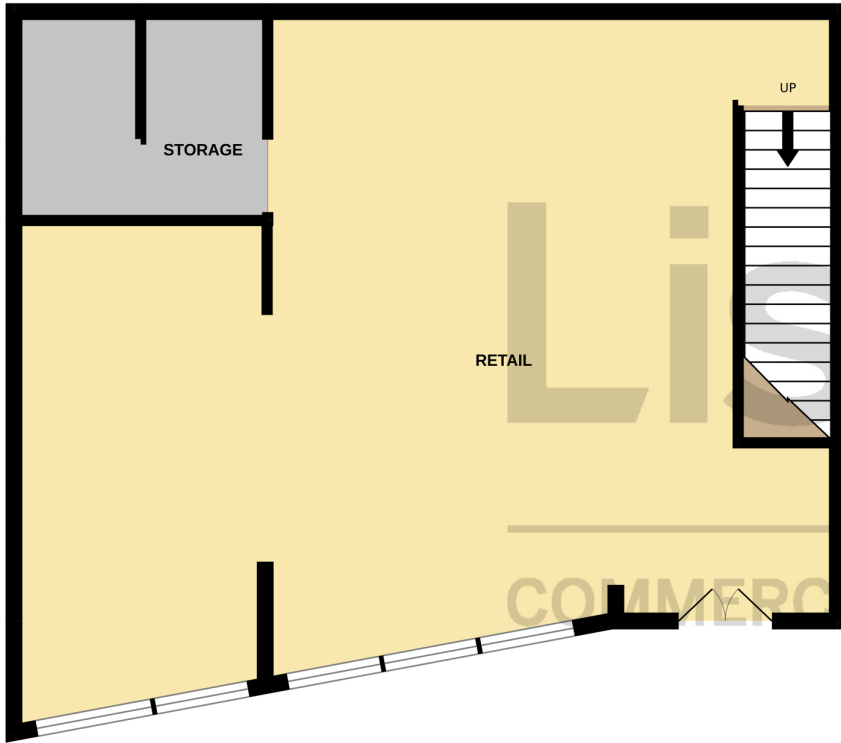
**Niamh Burke**

087 435 4733

nburke@lisney.com

GROUND FLOOR

MEZZANINE



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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