



**FOR SALE / TO LET**

## **RETAIL UNIT**

No. 38  
North Main Street,  
Cork City



# PROPERTY HIGHLIGHTS



Significant commercial building consisting of 7,995 sq. ft over two floors.



Large yard to the rear with access off Cornmarket Street and parking for 14 cars approx.



Situated in the heart of Cork City Centre.

## Large commercial retail unit located in the heart of Cork City



Modern building with open floor areas, concrete floor and ceiling heights of 3.86m.



Available for sale or to let.



Adjoining occupiers include The Loft Furniture Store, Mr. Price, Eurogiant, Murphy's Pharmacy and the Vicarstown Inn.

## LOCATION

The large commercial retail unit is situated mid-way to the eastern side of North Main Street which links from North Gate Bridge / Kyril's Quay in the north to Washington Street, South Main Street and Castle Street. Adjoining occupiers include The Loft Furniture store, Mr Price discount store, Eurogiant, Murphy's Pharmacy and the Vicarstown Inn.

The premises also has vehicular access from Cornmarket Street, Coal Quay which is adjacent to the Bodega and across from The Cornmarket Centre featuring TK Maxx, Lidl and Chemist Warehouse.





## DESCRIPTION

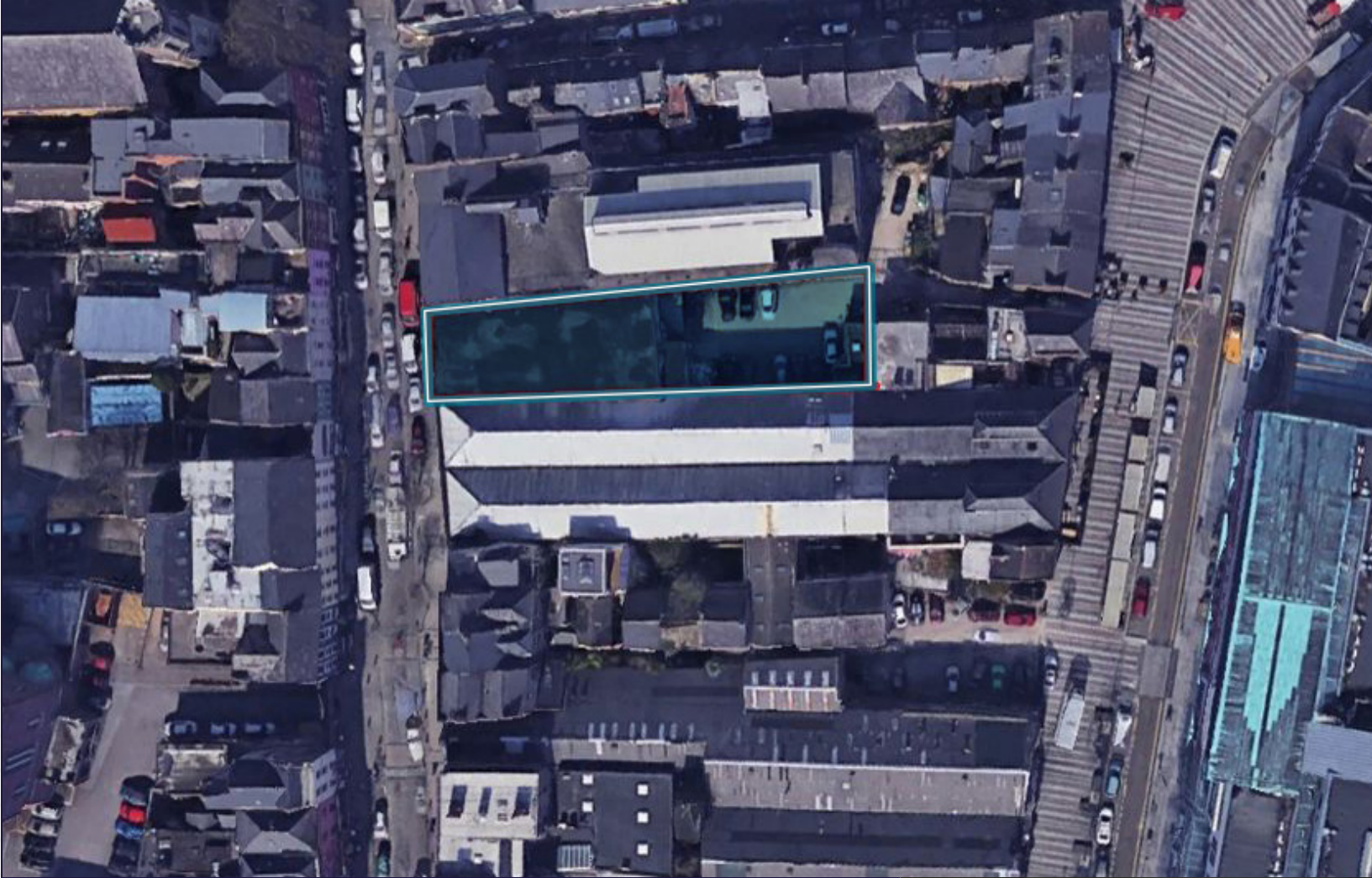
The premises comprises of a modern large retail shop unit with high ceilings (3.86 Metres) and open plan shop on the ground floor comprising of 4,054 sq. ft., whilst the first floor has 3,941 sq. ft. with high ceilings and concrete floor with access by means of metal stairwell.

The unit has a canteen with ladies and gents restrooms at first floor level. The premises also enjoys vehicular access from Cornmarket Street which provides parking for 14 cars and access for deliveries.

## ACCOMMODATION

The accommodation and approximate floor areas are as follows;

Floor	Sq M	Sq Ft
Ground Floor	376.6	4,054
First Floor	336.1	3,941
Canteen Ladies & Gents Restrooms		
Large yard to rear with parking for 14 Cars Access directly from Cornmarket Street Further development potential		



## GUIDE PRICE

€1,200,000

## RATES

€272.99  
(€21,181 p.a.)







## SOLICITOR

Mr Frank O'Flynn  
OFX  
58 South Mall  
Cork City

## TITLE

Freehold

## BER

BER B2

## VIEWING

Strictly by appointment

### JOINT AGENT CONTACT DETAILS

PHILIP HORGAN  
M: +353 87 969 1018  
E: philip.horgan@cushwake.ie



EVOLVE

89/90 South Mall, Cork  
T: +353 21 427 5454

CEARBHALL BEHAN  
T: +353 087 419 9881  
E: cbehan@bigproperty.ie



40 South Mall, Cork  
T: +353 21 427 0007

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