

TO LET HIGH PROFILE RETAIL PREMISES

35 COOK STREET CORK CITY CENTRE T12 VF63



LOCATION

35 Cook Street is a three-storey mid-terraced property featuring a distinctive and eye-catching shopfront with approximately 7 metres of frontage onto the busy pedestrianised Cook Street. The property comprises a total floor area of approximately 188 Sq M / 2,023 Sq Ft. The ground floor provides a prime retail area of 82 Sq M / 883 Sq Ft. The first floor, extending to 56 Sq M / 602 Sq Ft, offers the option to be utilised as additional retail space, while the second floor provides 50 Sq M / 538 Sq Ft, ideally suited for storage or staff facilities.

SCHEDULE OF ACCOMMODATION

Floor	Use	Sq M	Sq Ft
Ground Floor	Retail	82	883
First Floor	Retail	56	602
Second Floor	Storage	50	538
Total		188	2,023



Strategically located in Cork City Centres Retail Core



Adjacent to National & International Retail Occupiers



Area Approx 188 Sq M / 2,023 Sq Ft



DESCRIPTION

5 Cook Street in Cork City Centre is a high-profile premises offering an excellent opportunity for a variety of retail businesses seeking a prime central and well-trafficked location. Cook Street itself is a highly desirable pedestrianised thoroughfare strategically positioned in the heart of Cork's retail core connecting Cork's premier retail location, Patrick Street, with Cork's second retail street Oliver Plunkett Street ensuring a consistent flow of customers. 35 Cook Street has many neighbouring national and International occupiers, such as Carl Scarpa, Pennys, Tiger, Tommy Hilfiger, Murphys Ice Cream & Saville Menswear





FURTHER INFORMATION

LEASE

New lease terms available

RENT

On Application

RATES

RV. €142.21

BER

BER EXEMPT

VIEWINGS

Strictly by appointment with the sole letting agent H Property

CONTACT DETAILS

Philip Hosford

Director

Tel: +353 86 24 88 789

Email: ph@hproperty.ie

PSRA; 004539



82 South Mall
Cork
T12 E3TT
www.hproperty.ie

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