

3 GEORGES QUAY, CORK CITY. T12 KD37



High Profile, Ground Floor Retail/ Commercial Unit - For Lease



ABOUT THE PROPERTY

Ground floor retail/ commercial unit extending to a total area of 3,000 sq.ft (278.7 sq.m) approx. with over 20m of prominent frontage.

Enviably city centre gateway location fronting Georges Quay and overlooking the River Lee adjacent to the junctions of Union Quay, South Terrace, White Street and George's Quay.

Available immediately on new lease terms



LOCATION

3 Georges Quay is situated at the gateway to the epicentre of Cork's Central Business District (CBD), the South Mall. The façade fronts George's Quay and this strategic positioning immediately adjacent to the intersections of South Terrace, Union Quay and White Street to the east, with Sullivans Quay, Parliament Bridge and Mary Street to the west is most enviable.

Georges Quay, which is well served by public transport, is the gateway corridor to the South Mall which is the traditional central business district of Cork city and is home to a variety of international and local firms in various sectors to include banking, insurance, technology and professional services. The South Mall and surrounding streets also provide a variety of hotels, bars, restaurants, cafés, and gyms to service the substantial student, employee and residential population in the area.

Neighbouring occupiers include, CKT Solicitors, Sigmar Recruitment, Intreo, Cork School of Music and Cork College of Commerce,

With a population of approximately 220,000 people, Cork is Ireland's second largest city and is set to be the fastest growing Irish City over the next 20 years. This is in no small part due to its vibrant 3rd level student population of over 30,000 students and the 40,000 plus employees spread across some 170 multi-national companies who have a presence here in Cork.

DESCRIPTION

No 3 Georges Quay comprises a ground floor, own door retail/ commercial unit extending to a total area of some 3,000 sq.ft (278.7 sq.m) approx. The property, which most recently operated as a café & pizzeria, may now suit a multitude of commercial uses (SPP) given its size, shape, enviable frontage and high profile location to include Convenience Retail, Hair & Beauty, Medical, etc. Internally, the unit requires refitting and is ready for its next incarnation and bespoke fitout.

At present, the accommodation provides a series of open plan retail areas to the front with former kitchen area to the rear along with staff & customer toilet facilities and ancillary storage. The available space benefits from several independent access points on to George's Quay along with additional side access. The imposing shop front (over 20 metres) provides ample branding opportunities for the next occupier which may be further enhanced by the large display windows facing directly on to George's Quay and the River Lee.

ACCOMMODATION Approx.

Floor	Sq Ft	Sqm
Ground Floor Approx.	3,000	278.7
Total Approx.	3,000	278.7



LOCATION MAP



For Further Information Contact Sole Letting Agents:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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