



GROUND & FIRST FLOOR, 109 PATRICK STREET

Cork City, Cork

To Let



PROPERTY HIGHLIGHTS



SUPERB OPPORTUNITY TO LEASE A PRIME UNIT ON CORK'S PREMIER RETAIL THROUGHFARE.



ADJACENCIES INCLUDE MANGO, JD SPORTS, BROWN THOMAS AND SOON TO OPEN FLANNELS.



GROUND FLOOR RETAIL 60 SQ M (645.84 SQ FT) & FIRST FLOOR STORAGE 44 SQ M (473.61 SQ FT)



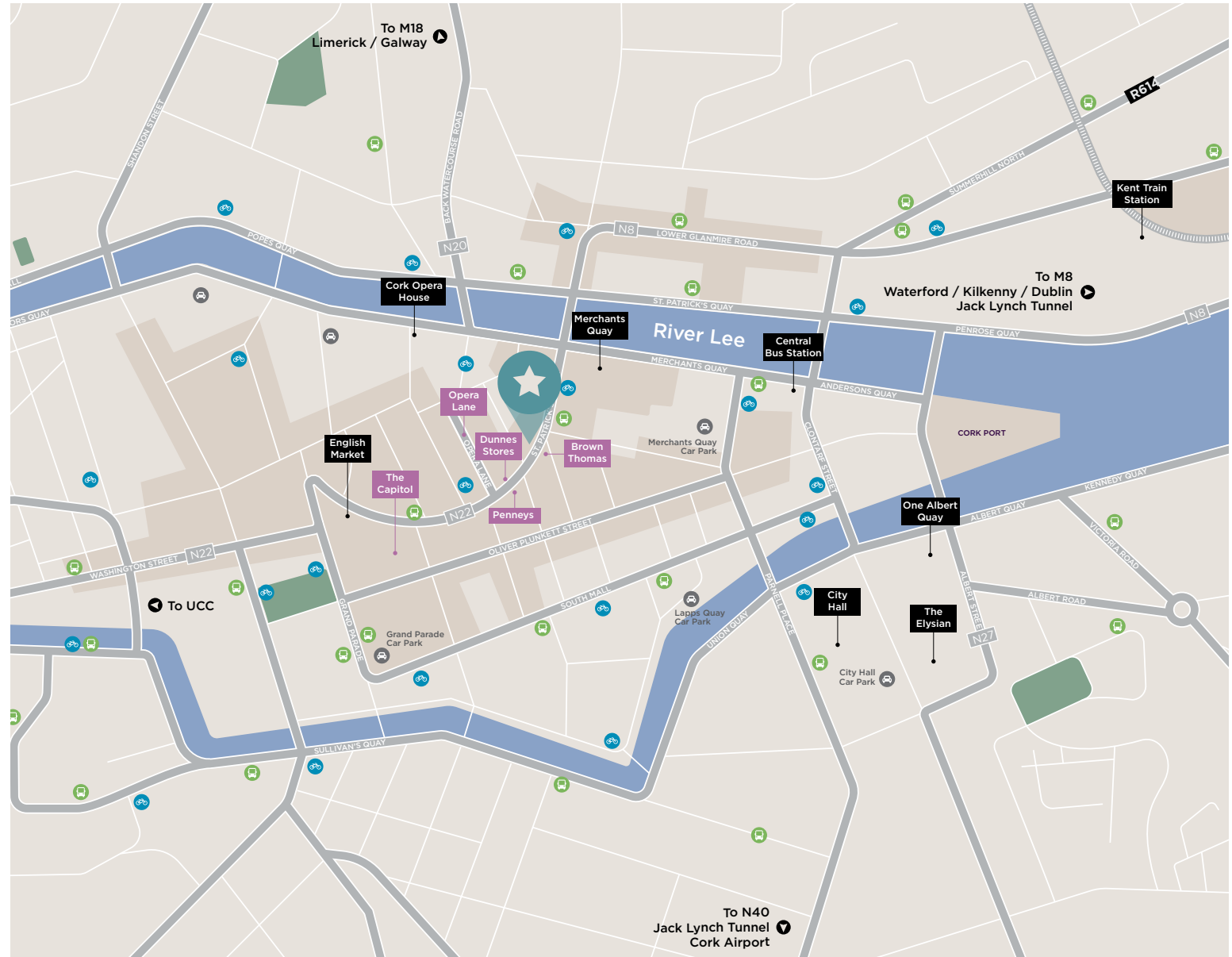
109 Patrick Street comprises a mid terrace ground floor retail unit and first floor storage space. The frontage of the property benefits from a modern, glazed façade maximising the retailing profile onto the street.

LOCATION

Patrick Street is Cork's prime retail thoroughfare and is home to a variety of National and International retailers such as Mango, Dunnes Stores, Penneys, Brown Thomas, Flannels, The North Face, Superdry and Krispy Kreme.

Opera Lane is also host to a superb tenant line-up with occupiers including; H&M, Next, New Look, Tommy Hilfiger, Therapie, Starbucks, Specsavers and Skechers in addition to River Island and Office Shoes.

The former Savoy Cinema was designed by Moore & Crabtree and opened in 1932. It was the most luxurious of all Cork cinemas and had by far the greatest spectator capacity, with seats for almost 2,250 patrons. The art deco exterior was a stylish addition to the streetscape. It hosted the Cork Film Festival from its beginning in 1956. The Savoy was redeveloped as a shopping arcade in 1976.



CORK CITY

- Cork City has a combined metropolitan population of 222,000 persons and rises to over 500,000 persons within a 60km radius (Census 2022)
- Cork is set to become the fastest growing city in Ireland over the next 20 years with the population expected to almost treble under the combination of the National Development Plan 2040 and the Extension of the City boundaries.
- Ireland has the highest growth rate in Europe according to Eurostat. With a high disposable income, compared to other European cities, highly educated, youthful consumers are accelerating Ireland's economic growth far beyond the EU average.
- Cork has a combined full time and part time student population of over 30,000 with two major 3rd level institutions. UCC named Irish University of the Year on five separate occasions.
- Cork city is served by Cork Airport, which operates a growing number of international flights including the USA and Europe. Cork Airport was awarded the title of Europe's Best Airport by ACI (Airport Council International) and is Ireland's fastest growing airport employing direct employment to 2200 people.
- Cork is home to global technology and life sciences companies, such as Apple, Dell, Pfizer, Johnson & Johnson, Stryker and many others who appreciate the research and education infrastructure of the region. Many more continue to migrate to Irish shores strengthening a dynamic economy and driving GDP growth above US and EU levels.

AREA SCHEDULE

FLOOR	USE	AREA
Ground	Retail	60 sq.m (645.84 sq. ft)
First	Storage	44 sq.m (473.61 sq. ft)
Total		104 sq.m (1,119.45 sq. ft)





LEASE DETAILS

On request

BER

TBC

RATES

TBC

VIEWING

Strictly by appointment through the sole letting agents, Savills.

CONTACT

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