

TO LET

HIGH STREET RETAIL UNIT



26 Patrick Street
& 19 Winthrop Street
Cork

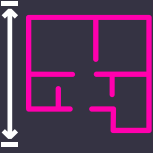
From 1,000 to 4,609 sq ft available

Prime retail opportunity in Cork city centre with profile to the popular and pedestrianised Winthrop Street and Patrick Street, Cork's main shopping thoroughfare

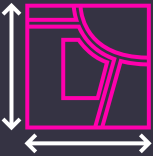
LETTING HIGHLIGHTS



Ground floor retail unit extending to 4,609 sq ft in total with high profile dual access from Winthrop Street and Patrick Street.



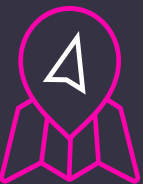
Available for subdivision to accommodate operators in the order of 1,000 sq ft and above. Both retail and F&B uses will be considered on Winthrop Street.



The recently refurbished Dunnes Stores and new additions to the street, Urban Outfitters and Mango, are located immediately opposite the entrance to 26 Patrick Street.



There is a large yard located to the rear of the property that can accommodate stock deliveries and which is accessed via a secure roller shutter door.



Adjoining occupiers include McDonalds, Boojum, Peter Mark and Smiggle on Winthrop St. and Ecco Shoes, Fitzgerald Menswear, Tiger and Tommy Hilfiger on Patrick St.



**Unrivalled retail
pitch between
Brown Thomas
and Penney's,
this property
is suited to
retail and/or
F&B use subject
to planning
permission.**



PATRICK STREET

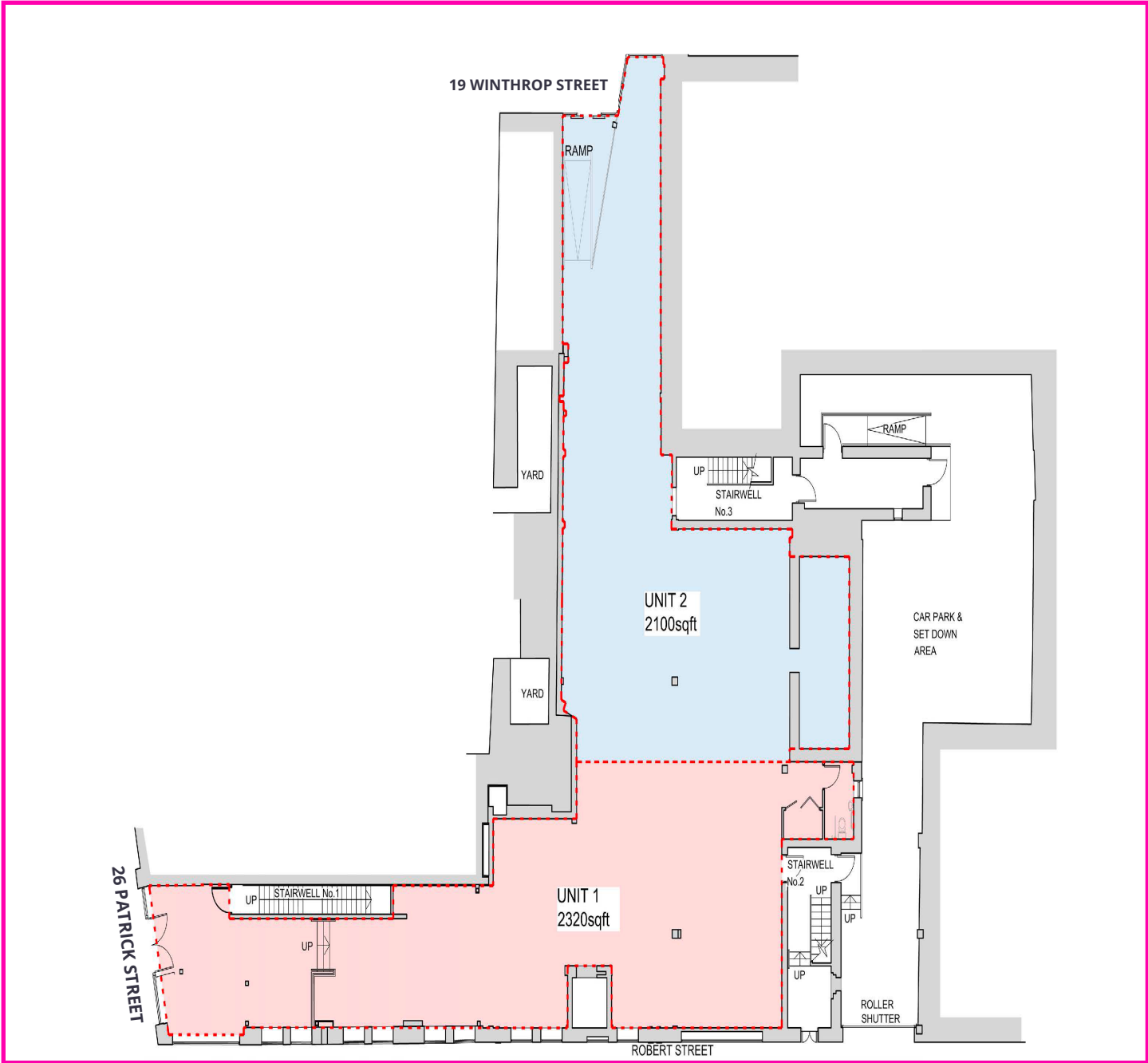


ACCOMMODATION

The property comprises ground floor accommodation extending to 4,609 sq ft in total. The property can be let to one occupier, with dual addresses and access points onto 26 Patrick Street and 19 Winthrop Street or the ground floor can be split to accommodate two occupiers from approx. 1,000 sq ft. Some examples of available areas as follows:

Area Approx.	Address	Proposed Use
1,000 sq ft	19 Winthrop St	F&B or Retail
1,200 sq ft	19 Winthrop St	F&B or Retail
2,100 sq ft	19 Winthrop St	F&B or Retail
3,420 sq ft	26 Patrick St	Retail
3,220 sq ft	26 Patrick St	Retail
2,320 sq ft	26 Patrick St	Retail

FLOOR PLAN



BER