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43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



Lease for Sale

Stalls 28 & 29 English Market, Cork City



Site Highlights:

- Opportunity to purchase a lease for a large retail unit in Cork's popular English Market
- Thriving existing organic retail business being sold as a "going concern"
- Rare chance to acquire such a large, well located, bright unit in this expanding food industry

Contact

Declan Hickey

e-mail: dhickey@caseyandkingston.ie

Mob: +353 (0) 87 6529320

Sam Kingston

e-mail: skingston@caseyandkingston.ie

Mob: +353 (0) 87 2433019

The Location:

The stall is very well located in the English Market in Cork City. Situated in the heart of Cork City, the English Market is a roofed food market and has been trading since 1788 and is visited by thousands each year. The market includes stalls which specialise in meat, fish and poultry, fruit, bread, confectionery and other artisan products.

Description:

The stall comprises Units 28 and 29 English Market and is currently being used as a retail outlet for fresh organic vegetables, health foods, specialist dietary foods etc. The stalls are currently trading under the name of The Good Food Shop. This is a rare opportunity to acquire such a large bright, well located unit in the English Market. The business is being sold as a going concern and offers purchasers the chance to operate a retail outlet in a growth industry in a fabulous location.

Unit 28: 41.50 sq m
Unit 29: 24 sq m
Total: 65.50 sq m

Advised Market Value:

AMV For The Lease: €135,000

Lease Details:

The lease includes a clause which states that the stall is for *"display and sale of Organic Foods and for no other purpose or purposes whatsoever"*.

21 Year lease from January 2003.

Lease signed by current tenant on 26th September 2007.

Rent p a:	€15,946(paid quarterly)
Service charges p a:	€13,362 (paid quarterly)
Rates pa:	€4,474
Total	€33,782

Viewing:

Strictly by appointment with agent.



CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail