

**Ground Floor Unit, 32 Parnell Place,  
Cork City Centre. T12 YR81**

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

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An imposing end terrace hospitality unit extending to some 950 sq. ft. ideally located fronting Parnell Place, immediately adjacent to Oliver Plunkett Street, Maylor Street, South Mall and Lapps Quay which together form part of the Cork City's Central Business District.

The ground floor of No 32 is very well presented as a self contained ground floor Café/ sandwich bar (former Subway) with access to Parnell Place and a side access from Merchant Street.

This landmark building (historically known as Mulligans Bar and then as Subway) boasts the availability of an abundance of natural light given its strategic end terrace location adjacent to Oliver Plunkett Street and Patrick Street. It is also adjacent to the Central Bus Station and the new pedestrian bridge linking Merchants Quay with Patricks Quay and the vibrant Victorian Quarter of MacCurtain Street.

The spacious and versatile ground floor accommodation provides for customer and staff toilet facilities and its rectangular shape makes it ideally suitable for its next occupiers bespoke fitout.

**TO LET/  
FOR LEASE**

**Location:**

The property is centrally situated in Cork city centre, one block east of the city’s main retail thoroughfare, Patrick Street and within a short walking distance of South Mall and Lapp’s Quay. Cork city central bus station and Merchants Quay Shopping Centre and multistorey car park are located immediately to the north. Other neighbouring occupiers include The Welcome Inn, The Poor Relation, The Maldron Hotel, UCC School of Business, Cameron Bakery, PC Maestro, and Bar One Racing. The recent public realm enhancements at Parnell Place have positively raised the profile of the area.

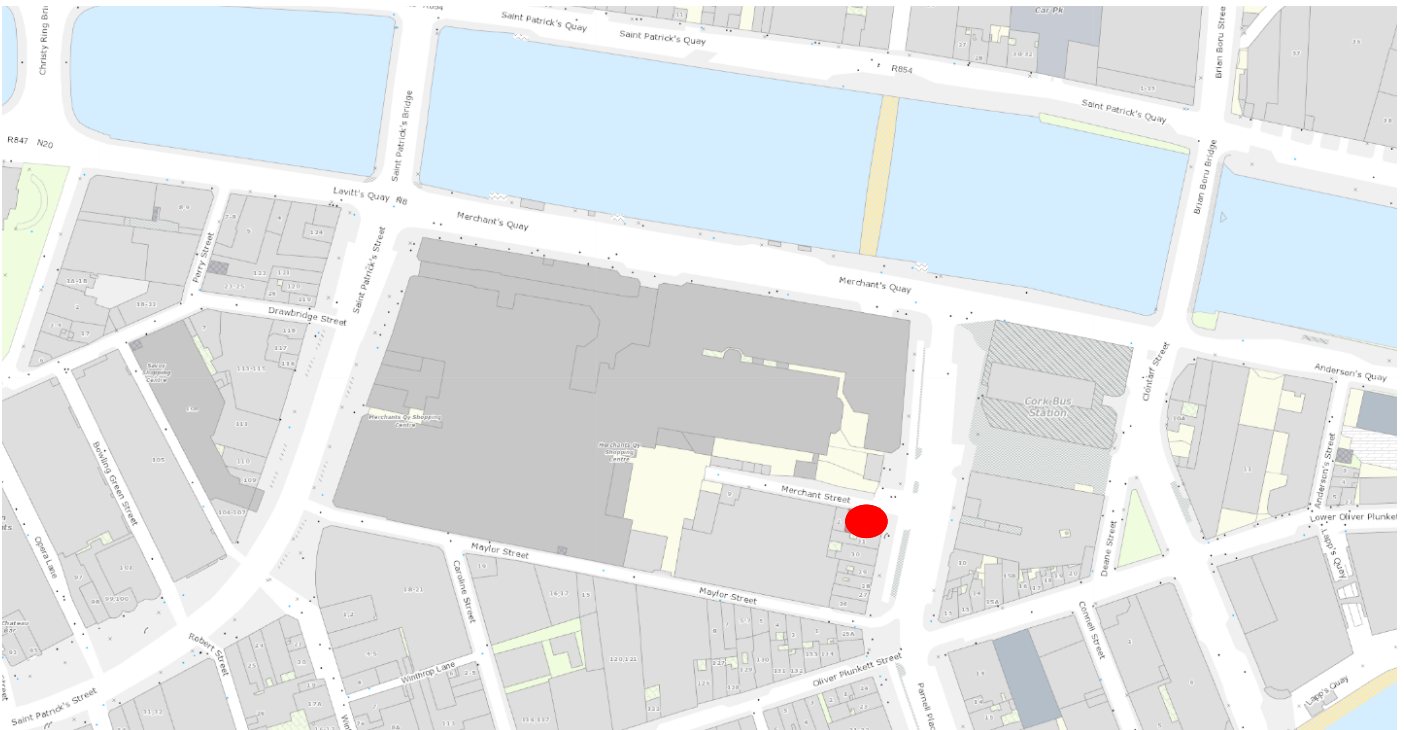


**Accommodation:**

FLOOR	SQM	SQFT
Ground - Café / Sandwich Bar (Former Subway)	88.3	950
<b>Total Floor Area Approx</b>	<b>88.3</b>	<b>950</b>

**Rates: €6,600 approx. (2024)**

**Insurance: €TBC (2024)**



**Viewing:** Strictly by Appointment with Sole Agents

**Contact:** Rob Coughlan

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