

The Cornfields, Curraheen Road, Bishopstown, Cork**021 427 77 17**www.cdacork.com****LEASE PROPOSALS INVITED ****

Rare opportunity to lease a modern Ground Floor Commercial unit with full commercial planning for multiple uses. The property can be let in its entirety providing some 1,760 sq.ft of space plus the front courtyard or it may be let in two lots, namely the former Café or the Beauty Salon.

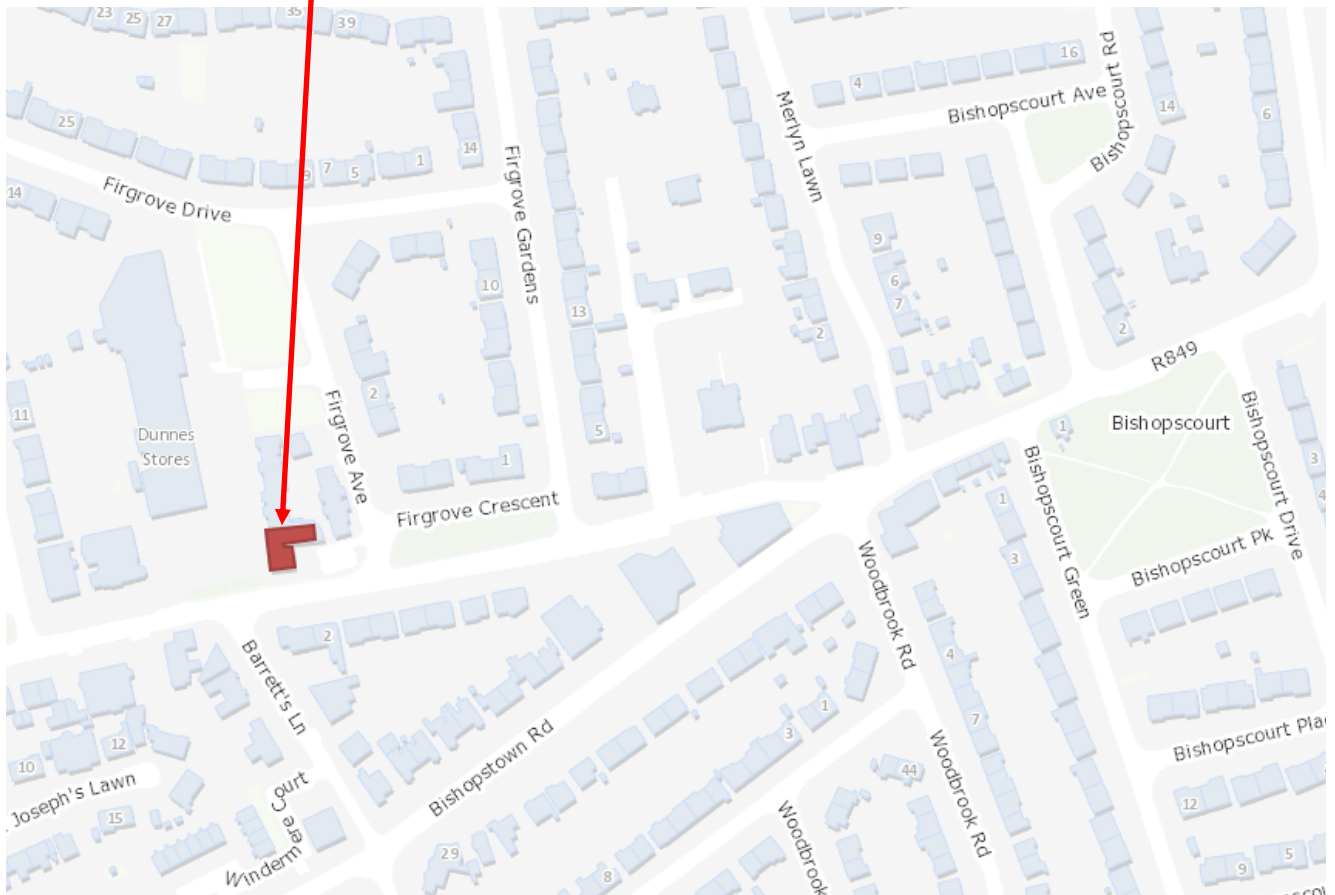
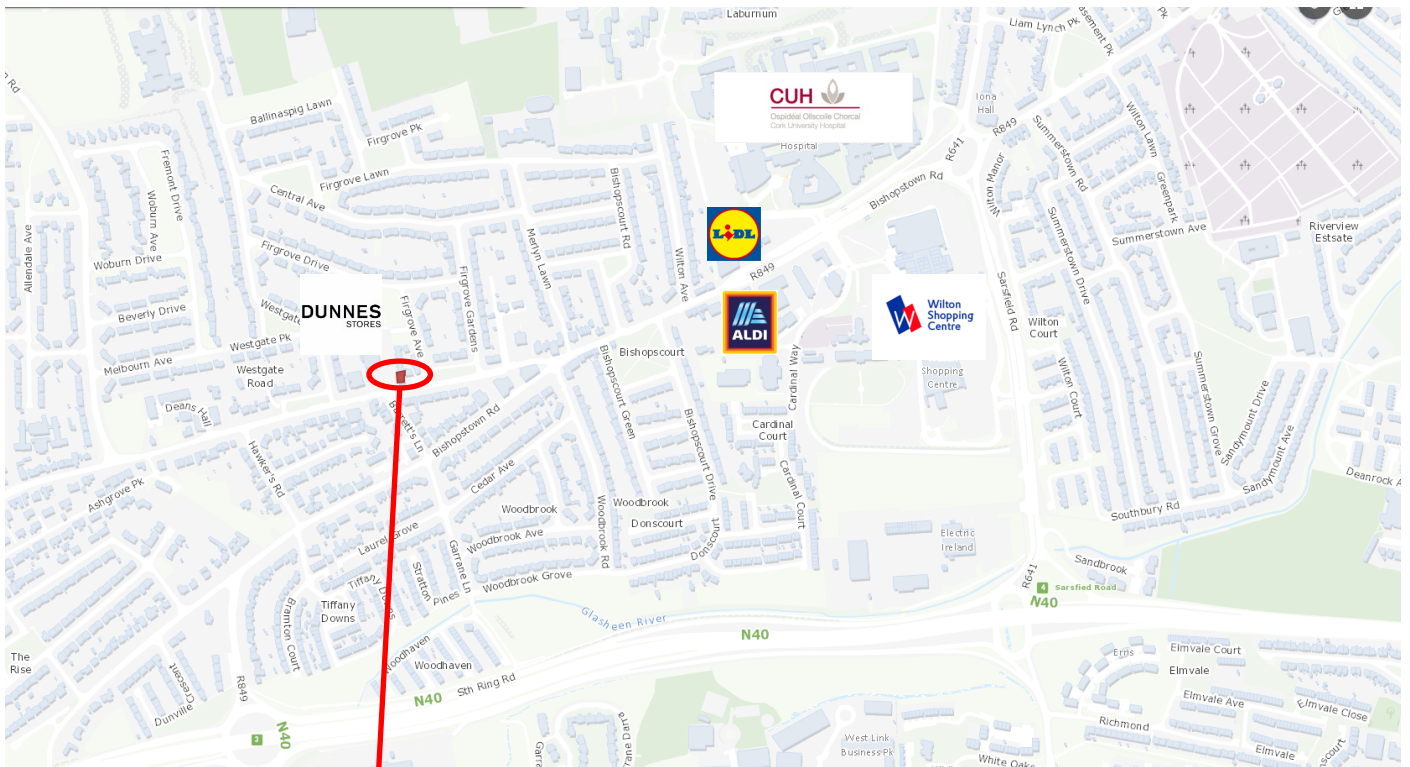
The property is immaculately presented and the Café section which previously traded as Bishopstown Café is fully fitted to the highest standards and ready for new management (current operators retiring after 8 years).

Externally the property benefits from a trophy elevated profile position fronting the bustling Curraheen Road within easy reach of the South Link Road. The property has shared customer car parking and a magnificent courtyard area with a motorised retractable all weather canopy to increase capacity when necessary.

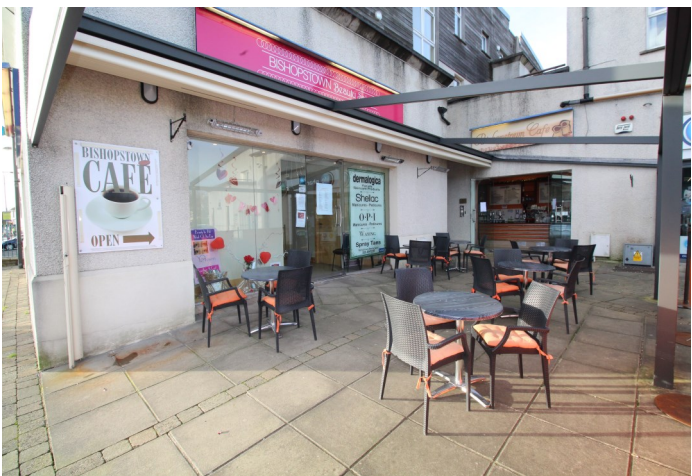
Neighbouring occupiers include Dunnes Stores, Bishopstown Credit Union, Firgrove Pharmacy, CUH, the Outpost Bar, Bishopstown Bar, Lidl, Aldi, High Street S.C. and Wilton Shopping Centre, to name but a few.

Viewings Strictly By Appointment With Sole Agency**FOR LEASE**

LOCATION MAP - FOR IDENTIFICATION & GUIDANCE PURPOSES ONLY



Location: The property is extremely well located fronting the bustling Curraheen Road in the western suburbs of Cork city approx. 3 kilometres from the City Centre. Nearby occupiers of note are significant and include CUH, Dunnes Stores, Lidl, Aldi, Firgrove Pharmacy and Wilton Shopping Centre. The new Bishopstown Credit Union is immediately adjacent. This is an established location and benefits from an endless residential catchment of potential customers for a new occupier to entice services & offerings.



Accommodation:

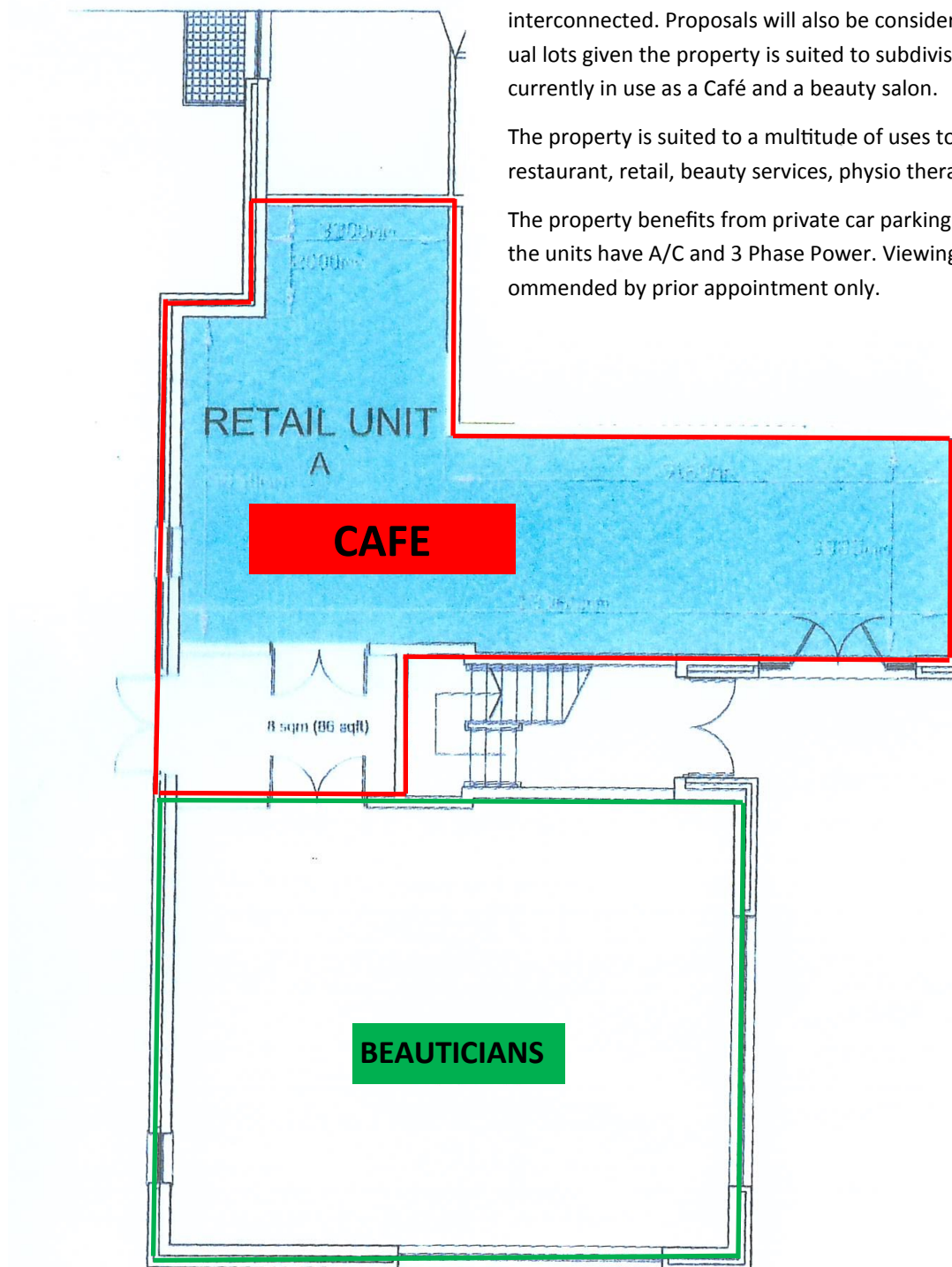
Floor Area	Sq. M Approx.	Sq. Ft Approx.
Café	82	882
Beauticians	82	882
Total Area Available*	164	1,764

Floor Plan - For Indicative Purposes Only:

***PLEASE NOTE** - This magnificent Café/ Retail opportunity is offered to the market for lease in its entirety as the units are interconnected. Proposals will also be considered as individual lots given the property is suited to subdivision and are currently in use as a Café and a beauty salon.

The property is suited to a multitude of uses to include café, restaurant, retail, beauty services, physio therapy, etc, etc.....

The property benefits from private car parking and internally the units have A/C and 3 Phase Power. Viewing is highly recommended by prior appointment only.



Viewing:

Strictly by prior appointment with;

Rob Coughlan

E-mail: rcoughlan@cdacork.com

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