

Lisney

savills

TO LET

## PRIME RETAIL OPPORTUNITY 98 OLIVER PLUNKETT STREET, CORK



021-427 5079

- Total accommodation extends to approx. 349.76 sqm (3,766sqft) with approx. 99.96 sqm (1,076 sqft) at ground floor level.
- Located adjacent to Penneys and Opposite Guineys on Oliver Plunkett Street with a high concentration of pedestrian footfall.
- Pedestrian Priority Zoned Area.
- Other neighbouring occupiers include The GPO, Subway, Keanes Jewelers and Saville Menswear.



**LOCATION**

The property is in an excellent location in Cork city centre on the north side of Oliver Plunkett Street between its junctions with Winthrop Street and Cook Street and in close proximity to the GPO. Oliver Plunkett Street is a 'Pedestrian Priority Zone' and the street is pedestrianized from 11AM to 5PM each day.

**DESCRIPTION**

The property comprises a four storey plus end of terrace building laid out with ground and first floor retail accommodation and upper floor stockroom accommodation. The ground floor has a large double height display windows and frontage to Oliver Plunkett Street.

**ACCOMMODATION**

Floor	Use	SqM	SqFt
Ground	Retail	99.96	1,076
First	Retail	98	1,055
Second	Store	107.3	1,156
Third	Store	44.5	479
<b>Total</b>		<b>349.76</b>	<b>3,766</b>

**LEASE**

New short term lease available

**RENT**

€100,000 p.a. exclusive

**BER**

BER: C3

BER No: 800498818

EPI: 652.26 kWh/m<sup>2</sup>/yr.1.37

**EIRCODE**

T12 KF60

**FURTHER INFORMATION / VIEWING**

Strictly by appoint with the joint letting agents Lisney & Savills

For further information please contact:

**Amanda Isherwood**

021-4275079

aisherwood@lisney.com

**Lia Dennehy**

021-4271371

Lia.Dennehy@savills.ie



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

