

PRIME INVESTMENT OPPORTUNITY | TENANTS NOT AFFECTED

14

Parnell Place

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Cork

**Lisney**

COMMERCIAL REAL ESTATE

# INVESTMENT SUMMARY

100% occupancy

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Current Rental income  
€190,000, increasing to  
€215,000 in 2027

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WAULT to Expiry 9.5 years

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WAULT to Break 6.6 years

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Tenants not affected

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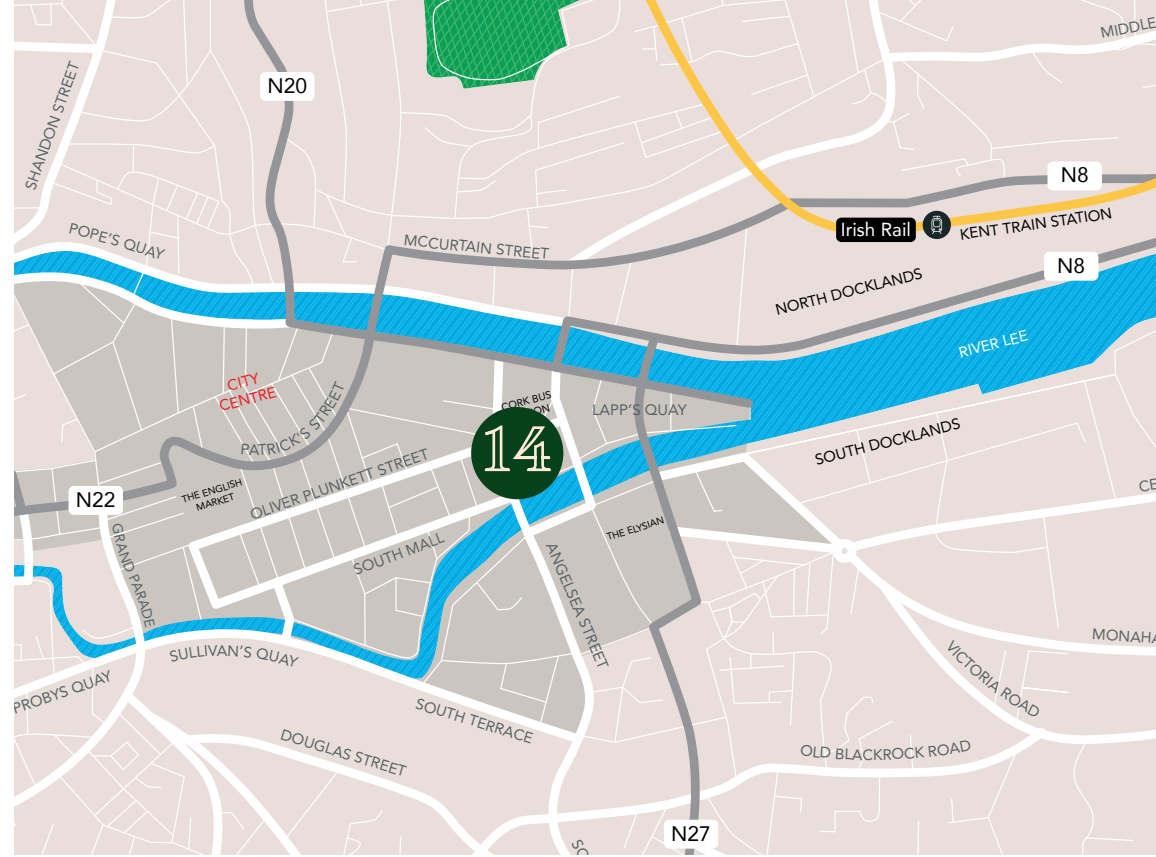
Guide Price €2,200,000



# LOCATION

The subject property is situated in Cork city centre on a prominent corner site at the junction of Parnell Place and Oliver Plunkett Street. Parnell Place connects with Oliver Plunkett Street to the northern end and to the South Mall to the southern end. The property is adjacent UCC's centre for executive education and Parnell Place bus station and minutes' walk from Kent Train station, it is centrally located with Office and Retail destinations of South Mall, Oliver Plunkett St and Patrick St to the West and Lapps Quay and the expanding North and South Docklands to the East.

Cork which is Ireland's second largest city and largest county has a population of 220,000 in the metropolitan area with just over 540,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland, and it has a track record of attracting significant multinational investment. Cork is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.



# DESCRIPTION

The subject property comprises a three storey landmark period building which extends to approximately 1,033 sqm (11,118 sq ft). The property has dual frontage onto Parnell Place and Oliver Plunkett Street Lower. The property is currently producing a rental income of €190,000pa excl. The ground floor is

occupied by Sliced restaurant and the first and second floors are occupied by Erin School of English World Limited, increasing to €200,000pa excl. in March 2023 and €215,000pa excl. in March 2027 due to fixed increases in the Erin School of English World Ltd lease.

# TENANCY SCHEDULE

FLOOR	FLOOR AREA SQFT	TENANT	LEASE START	BREAK	LEASE EXPIRY	RENT P.A.
Ground	4,316	Innovation Moon Limited T/A Sliced	17th July 2017	N/A	16th July 2032	€80,000
First	3,401	Erin School of English World Limited	1st March 2022	1st March 2027	28th February 2032	Yr 1: €110,000
Second	3,401					Yr 2-4: €120,000
						Yr 5-10: €135,000
<b>TOTAL</b>	<b>11,118</b>					

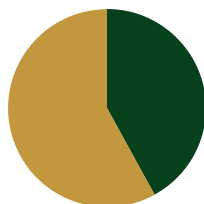
# CURRENT INCOME ANALYSIS

Innovation Moon Limited T/A Sliced

42%

Erin School of English World Limited

58%



## BUILDING ENERGY RATING

BER B3 BER D1

## TITLE

Freehold

## SOLICITOR

O'Flynn Exhams Solicitors  
58 South Mall, Cork

## FURTHER INFORMATION

Full lease details available on  
request

## VIEWINGS

Strictly by appointment with the  
sole selling agent Lisney

## GUIDE PRICE

€2,200,000



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**JOHNNY MCKENNA**

**E:** [jmckenna@lisney.com](mailto:jmckenna@lisney.com)

**T:** +353 21 427 5079

**Lisney**  
COMMERCIAL REAL ESTATE

Lisney  
1 South Mall,  
Cork, T12 CCN3  
T: +353 (0) 21 427 5079  
E: [cork@lisney.com](mailto:cork@lisney.com)

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.