

**Cohalan
Downing**

**EXPRESSIONS OF INTEREST
SOUGHT FOR
CITY CENTRE TAKE AWAY PREMISES**

'KIELYS' No. 4 MAYLOR STREET, CORK CITY.



021 427 77 17

www.cdacork.com

Immaculately presented and fully fitted ground floor Take Away premises with walk in cold stores, ancillary prep and storage facilities on the first floor and a 1 bedroom staff apartment on the 2nd floor.

The entire extends to some 1,500 sq.ft and further benefits from a rear enclosed yard.

The property benefits from 3 phase power and mains gas with a fully fitted and ready-to-go modern stainless steel commercial kitchen in place. (Inventory available on request).

The ground floor can be accessed directly from Maylor Street with a secondary access door for the upper floors, also from Maylor Street.

This is an established Take Away location and the original business commenced trading from here in 1940 as 'Kielys' which quickly became known as a Cork institution while famously only trading on weekdays (Monday - Friday) and closing at 9pm.

Viewings Strictly By Appointment With Sole Agency

TO LET

Location:

The subject property is located on Maylor Street, in the heart of Cork City Centre. Maylor Street is a busy retail thoroughfare linking Parnell Place with Patricks Street, Cork city's premier retail thoroughfare. The property is positioned 150 meters east of Patrick Street, 70 metres west of Parnell Place and 85 metres north of Oliver Plunkett Street.

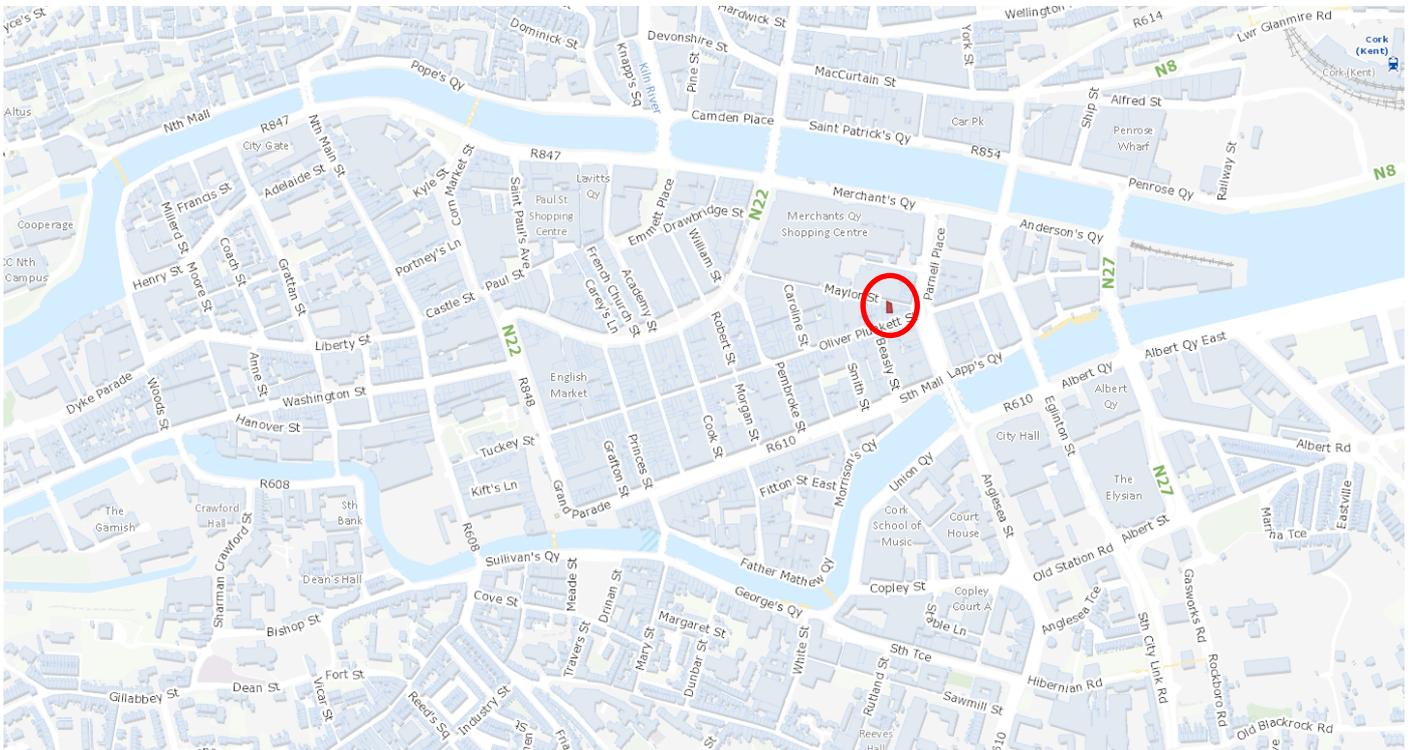
Immediate occupiers include; Bocelli Restaurant, Diamond Bridal, Smyths Toys Superstores, Debenhams, Brown Thomas, Hickeys, Cork Bus Station along with a host of high street retailers such as Pennys, Marks & Spencer's, Easons, McDonalds.

Accommodation:

FLOOR	SQM	SQFT
Ground Floor	49.4	532
First Floor	43.9	473
Second Floor - Residential	45.9	495
Total Available Approx.	139.2	1,500



For Identification & Guidance Purposes Only



Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan

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(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downey has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641