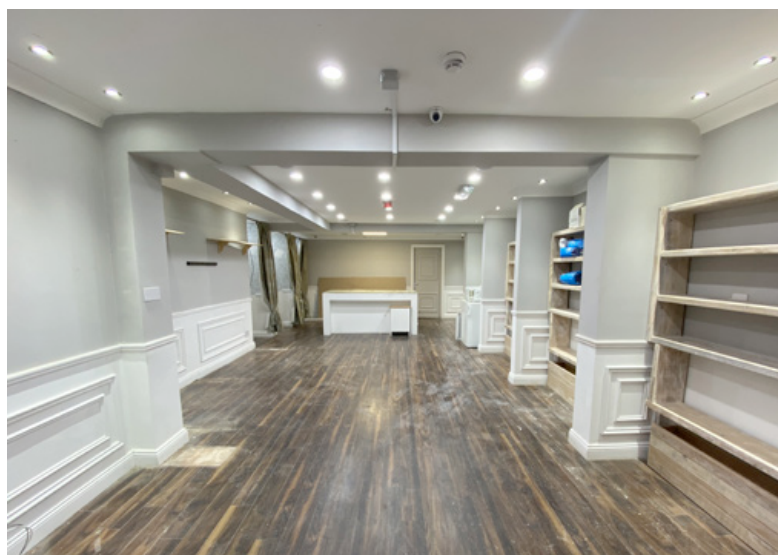


GROUND FLOOR RETAIL UNIT,
12 CAREY'S LANE, CORK



021-427 5079

- Self-contained ground floor retail unit with ancillary storage to the rear
- Total accommodation extends to 59 sqm (635 sqft)
- Prime location on Careys Lane close to Paul Street Shopping Centre
- Pedestrianised retail street just off Patrick Street within the Huguenot Quarter
- Neighbouring occupiers include Koto Asian Street food, Jerrys Hair Studio, Dukes Coffee Company, Dubray Books and French Connection



LOCATION

The property is centrally situated in Cork city centre on Carey's Lane a pedestrianised street linking Patrick Street with Paul Street. Established neighbouring occupiers include Koto Asian Street food, Jerrys Hair Studio, Dukes Coffee Company, Dubray Books and French Connection.

DESCRIPTION

The property comprises a self-contained ground floor retail unit fronting Carey's Lane. The property is laid out internally with an open plan space and storage accommodation and wc to the rear and has display frontage onto Carey's Lane.

ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Retail, Store & WC	59	635

LEASE

New Lease Available

RENT

€25,000 p.a. exclusive.

BER

Rating: E2

BER No: 800145005

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

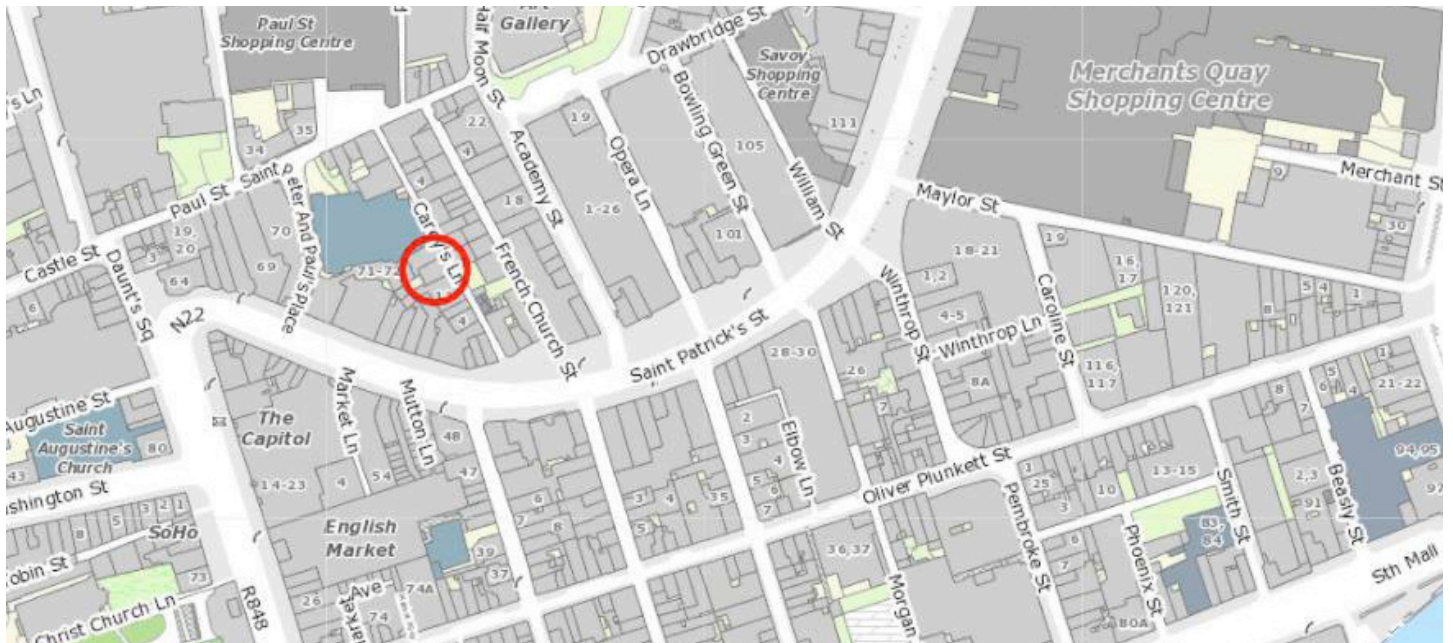
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the 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.

