

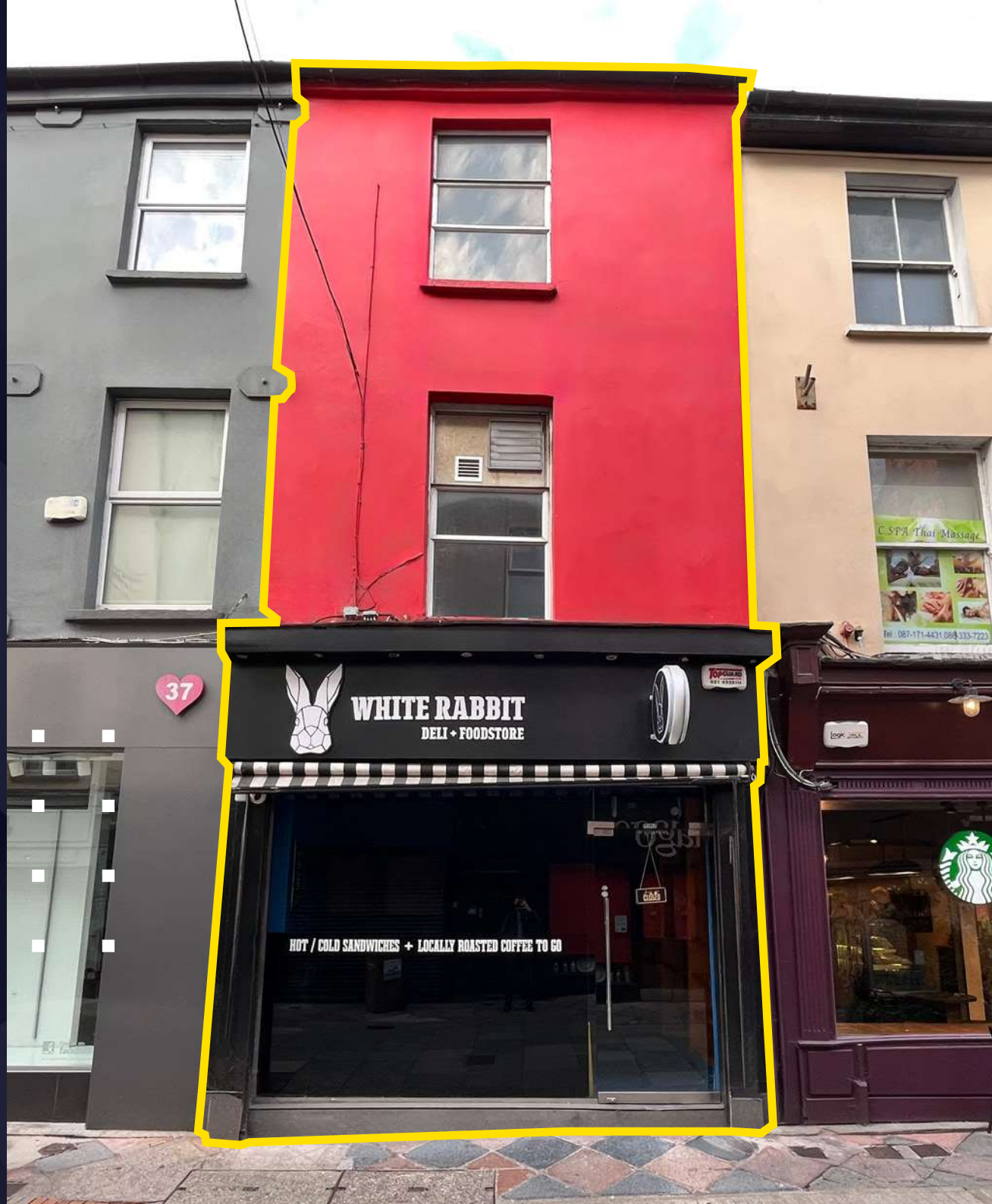
FOR SALE WITH VACANT POSSESSION

# 38 Princes Street

Cork City

Prime City Centre Retail Opportunity

savills





Excellent trading position within Cork City's main shopping district.



Situated on a fully pedestrianised street with high levels of passing foot traffic.



Located adjacent to The English Market, Starbucks and The Irish Examiner.



Prime retail property extending to 69.23 sq.m (745 sq.ft).

## Description

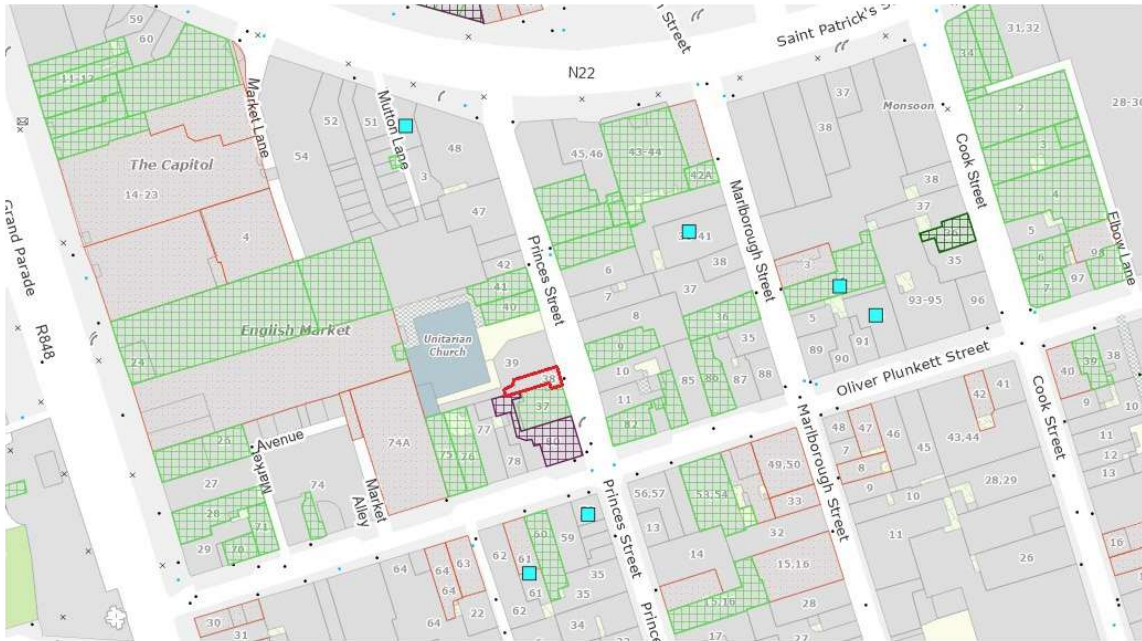
The property comprises a two-storey mid-terraced commercial building with additional attic storage.

The ground floor was formerly laid out as a café with counter area and storage shelves with space for internal seating. The first floor is laid out as a commercial kitchen, with cold room, extractor and a toilet to the rear. Attic level is accessed by stairs and is utilised as storage at present.

# Location

The property is located on the upper end of Princes Street, a popular pedestrianised location, close to the junction with Patrick Street, the main retail thoroughfare in Cork. Upper Princes Street connects Patrick Street to Oliver Plunkett Street, which are the prime retailing areas of Cork City.

The area comprises a mix of retail and food offering with neighbouring occupiers including Starbucks; Love Lisa; The Irish Examiner; Iago Deli; Ecco; Swarovski and a nearby entrance to Cork's English Market.



# Accommodation

Level	Area Sq. M	Area Sq. Ft
Ground	31.27	336.5
First	27.04	291
Storage	10.92	117.5
Total	69.23	745



# Further Information

## PRICE

Quoting €280,000 exclusive

## BER



BER Number: 800780819

## SELLING AGENTS



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