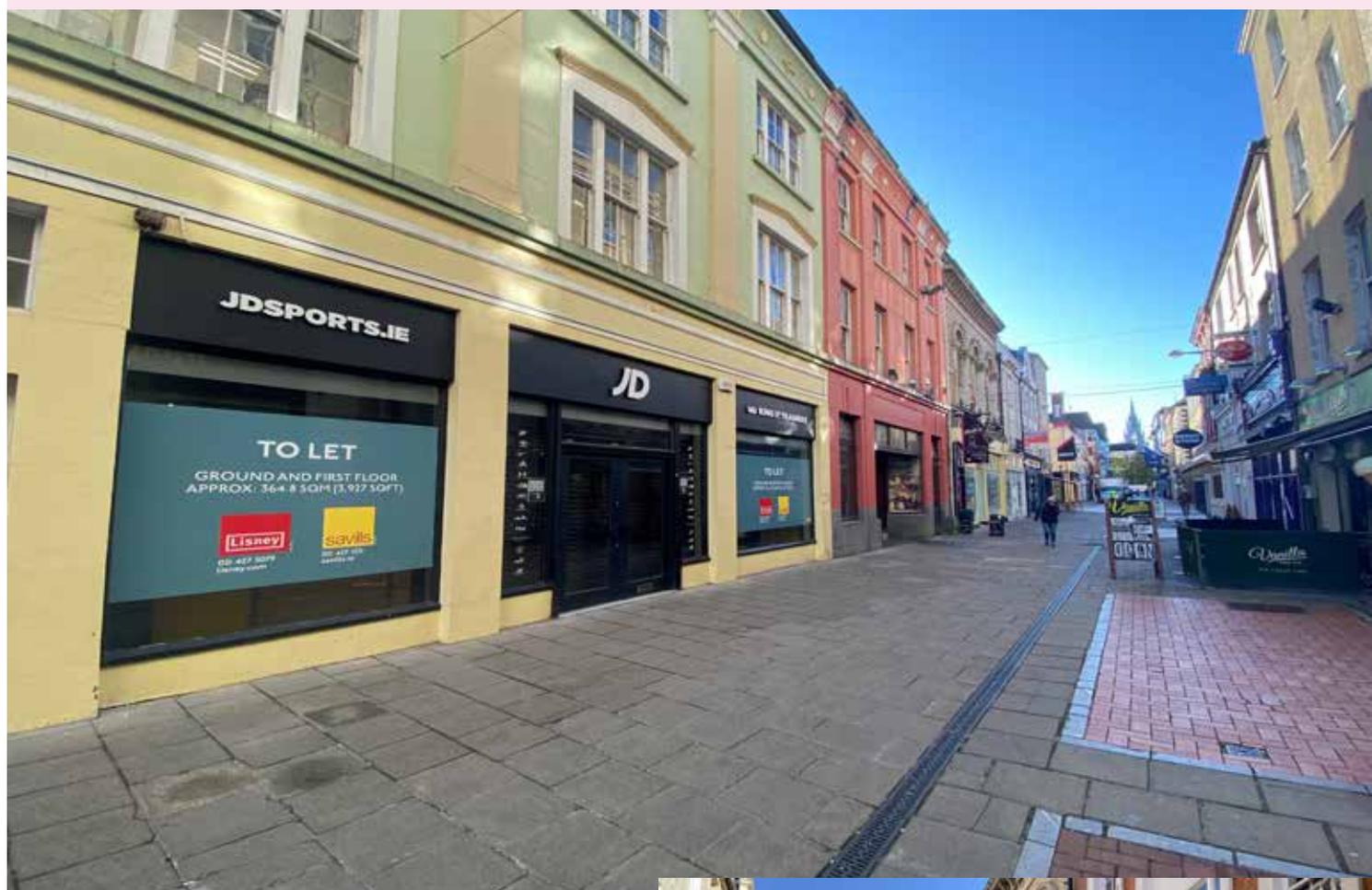


Lisney

savills

TO LET

OWN DOOR RETAIL UNITS PROPERTIES AT COOK STREET, CORK.



- Retail units ranging from 118.9sqm – 364.8sqm
- Located on the pedestrian end of Cook Street with excellent footfall.
- Neighbouring occupiers in the vicinity include Penney's, Central Shoes, The Framemaker and Lush Cosmetics.
- New short term leases available





LOCATION

The properties are centrally situated in Cork city centre on the east side of Cook Street a pedestrianised street which connects Patrick Street with Oliver Plunkett Street.

DESCRIPTION

The properties comprise a number of self contained own door retail units with large display windows and frontage onto Cook Street.

No. 1-2 Cook Street is laid out with retail accommodation at ground floor level with stockrooms over.

No.4 Cook Street is laid out with retail accommodation on the ground floor and stockroom accommodation on the first and second floors.

No.5 Cook Street is laid out with retail accommodation on the ground floor and first floor and stockroom accommodation on the second and third floors.

ACCOMMODATION

1-2 COOK STREET

Floor	Use	Sqm	SqFt
Ground	Retail	248.2	2,672
First	Retail	116.6	1,255
		364.8	3,927

4 COOK STREET

Floor	Use	Sqm	SqFt
Ground	Retail	264	2,842
First	Store/ office	68	732
		332	3,574

5 COOK STREET

Floor	Use	Sqm	SqFt
Ground	Retail	66.88	720
First	Retail	57.41	618
Second	Staff/ stock	42.64	459
Third	Staff/ stock	33.35	359
Approx. Total		200.28	2,156





LEASE

New short term leases available

RENT

Property	Guide Rent
1-2 Cook St	€120,000 per annum
4 Cook St	€90,000 per annum
5 Cook St	€32,000 per annum

BER

BER: D2 – F

EIRCODE

T12 KIWH

FURTHER INFORMATION / VIEWING

Strictly with the joint letting agents Lisney & Savills

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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.



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