

# Commercial Investment Opportunity

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## For Sale by Private Treaty (Tenants Not Affected) 58 Oliver Plunkett Street, Cork.



- Investment opportunity located in Cork city centre.
- High profile retail property.
- Currently let under a 25 year lease from December 2009 at a passing rent of €42,500 per annum.
- The unit extends to a ground floor area of 32.71 sq m (352 sq ft) Net Internal Floor Area.
- The property is offered for sale with the benefit of the existing tenants, and extends to ground floor only.

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For illustration purposes only.

## Location

The subject property is located on the Western end of Oliver Plunkett Street, and adjacent occupiers include The Body Shop, Irish Examiner, Pamela Scott, Centra and BarBarossa. The renowned English Market is located within close proximity of the subject property.

Oliver Plunkett Street would be one of the city's prime retail thoroughfares and connects the Grand Parade with Parnell Place, as well having a number of connecting streets between Patrick Street and South Mall.

## Description

The property comprises the ground floor only of a larger four-storey, end of terrace, corner commercial building. Internally, the property is in use as a barber shop, and is well fitted out with tiled floors, recessed lighting and CCTV system.

For the avoidance of doubt, the tenant is not affect by this sale, and the subject sale extends to ground floor only.

## Tenancy

Demise	Tenant	Lease Start	Lease Term	Lease Expiry	Passing Rent
58 Oliver Plunkett Street	Hasam Kilic, Evren Ertugrul & Taylan Atas	18th December 2009	25 years	17th December 2034	€42,500

## Title

The property has good and marketable title.

## Pricing

Offers in excess of €525,000 exclusive.

## BER

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