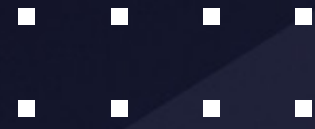


TO LET

121 Oliver Plunkett Street / 13-14 Maylor Street

Cork City

Prime retail opportunity



The Property

121 is located mid-way along lower Oliver Plunkett Street between Caroline Street and Parnell Place and runs through to Maylor Street.

The property consists of a mid-terraced commercial building with retail at ground and first floor and storage on the mezzanine and the second floor. The property benefits with dual access from Oliver Plunkett Street and Maylor Street. There is an internal escalator servicing the first floor retail with a customer lift servicing each floor.

Oliver Plunkett Street experiences high levels of footfall and benefits from pedestrianisation from 11am onwards daily. The property has frontage onto Oliver Plunkett Street of approx. 7.5 metres and to Maylor Street of approx. 18 metres.

Neighbouring retailers include Brown Thomas, Smyths Toys and O'Dwyer's Shoes on Maylor Street while Oliver Plunkett Street boasts occupiers such as Penneys, Keanes Jewellers and L'Occitane amongst others. Furthermore, the F&B offerings in close proximity include Market Lane, Milanos and The Oliver Plunkett Bar.



Why Cork

Cork is Ireland's second city region, it offers the perfect combination of vibrant city and spectacular coastal scenery and beaches on your doorstep. Cork is full of character and offers a perfect work-life balance.



Population

- Ireland's second largest city with a population 220,000+ and 580,000+ in Cork County
- Cork City's population is set to increase by 50% by 2040
- 30% of Cork's population is under 17 years of age
- Located on the south coast of Ireland with direct access to EU markets
- The EU's second largest English-speaking city
- Ideally situated between USA and Asia-Pacific markets
- Only 2.5 hours from Dublin



Third Level Students

- Cork delivers top class talent with its two regional universities
- UCC & MTU have over 40,000 students and 10,000 graduates combined
- Excellence in R&D and innovation through third-level research institutes
- UCC is in the top 1.1% of Universities in the world and is home to CUBS - Ireland's largest business school
- MTU, Ireland's highest ranked technological university, works closely with industry to develop relevant, industry focused courses
- Four other third level institutes within a 2-hour commuting distance



Transport Links

- Direct flights to hub airports in London, Amsterdam, Paris, Frankfurt, Rome & Manchester
- 50+ destinations served from Cork International Airport
- World's second largest natural harbour with new routes to Belgium, France & the US
- Hourly trains between Cork & Dublin



Lifestyle

- Found to be the most active city across Ireland and UK in 2022
- Cork's strong regional industry clusters offer high quality roles to grow a rewarding professional career
- Among 100 cities participating in EU Mission for climate-neutral and smart cities by 2030
- Ireland's maritime haven
- Cork City centre's night-time economy has retained its Purple Flag accreditation (ACTM 2022)
- Spectacular rural and coastal environment
- Compact city-living
- Festival city-region
- Food capital of Ireland
- Found to be the most active city across Ireland and UK in 2022

GOAD Map



Schedule of Accommodation

Area	Use	sq m	sq ft
Ground	Retail	480	5,167
First Floor	Retail	398	4,284
Mezz	Storage	114	1,227
Second Floor	Storage/ Staff	182	1,959
Total	-	1,174	12,637

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further Information

LEASE DETAILS

Further information is available upon request.

VIEWINGS

Viewing strictly by appointment through the sole letting agents, Savills

RATES

approx. €26,381



Savills Cork
Penrose House,
Penrose Dock,
Cork, T23 V38E

savills.ie

PSRA Licence No. 002233

Lia Dennehy

lia.dennehy@savills.ie
+353 21 490 6122

Daire Brennan

daire.brennan@savills.ie
+353 21 235 5021

IMPORTANT NOTICE

Savills Commercial (Ireland) Limited and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access, and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale, and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.