

**Cohalan  
Downing**

**CAFÉ/ COMMERCIAL UNIT**

**Verde House, Wellington Road, Cork City.**



**021 427 77 17**

[www.cdacork.com](http://www.cdacork.com)

Extremely well presented former Café premises extending to some 850 sq ft approx. at ground floor level with elevated views over the city centre which are exploited by the availability of a private external terrace.

This modern unit is extremely bright and well appointed and benefits from a capacity for over 35 covers and is fitted with a patron W.C and an additional disabled access W.C.

Central location on Wellington Road adjoin 96 fms Broadcasting House with elevated views over Cork city centre. Positioned above the vibrant MacCurtain Street / Victorian Quarter which is home to such occupiers as Gallaghers Bar, Son of Bun, Bad Boy BBQ's, among many more.

Alternative uses considered (subject to PP)

**Viewings Strictly By Appointment With Sole Agency**



**TO LET**

## Location:

Central location adjacent to the vibrant MacCurtain Street / Victorian Quarter, within minutes walk of Patricks Street, Oliver Plunkett Street, Kent Train Station and Parnell Place Bus Station.

Neighbouring occupiers include a multitude of office users, English language colleges, a host of secondary schools and primary schools along with a wealth of established residential dwellings.

## Accommodation:

FLOOR	SQM	SQFT
Ground Floor	78.8	848
Balcony	6.9	75
<b>Total Available Approx.</b>	<b>85.7</b>	<b>923</b>

## Rates:

R.V. €60 — €4,443 approx. (2016)

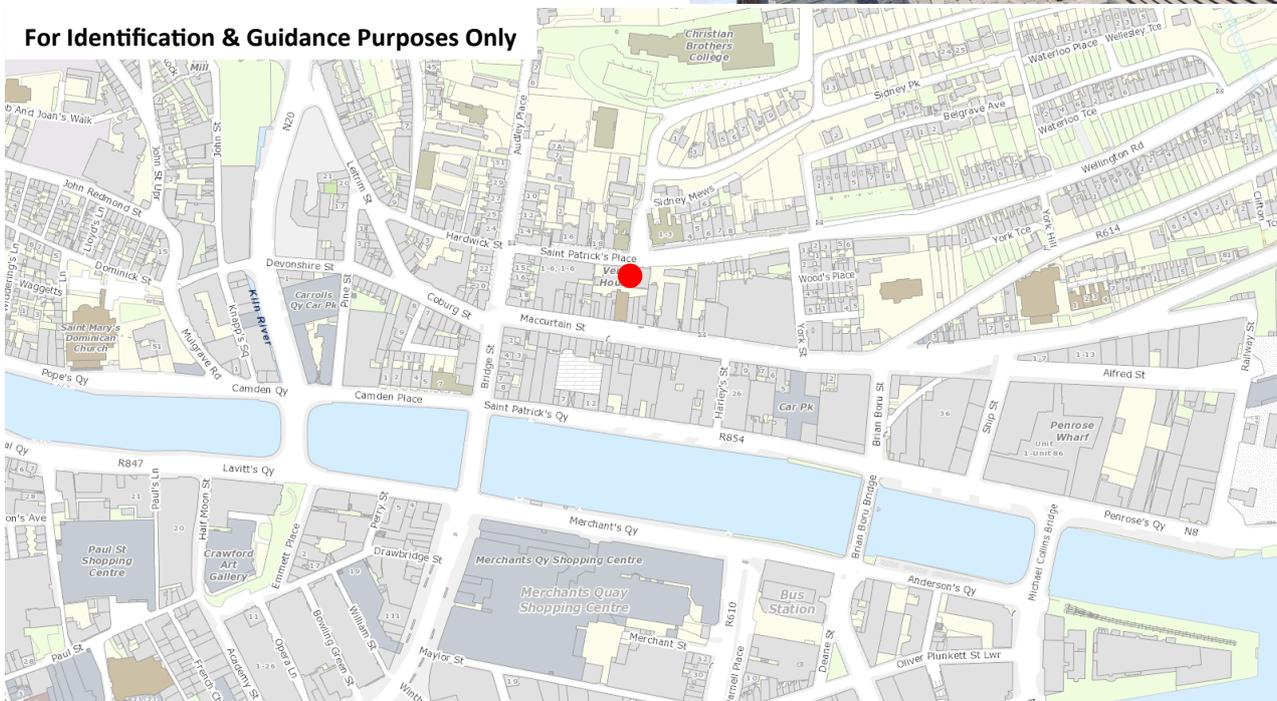
## Service Charge:

€400 approx. plus VAT (2016)

**BER C1**



For Identification & Guidance Purposes Only



## Viewing:

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

**E-mail: [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com)**

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