

### Kiosk 3, Grand Parade Boardwalk, Cork City



**021 427 77 17**

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

- > Kiosk unit extending to 430sq ft/ 40sqm approx.
- > Ideal for a multitude of uses to include Retail/ Café/ Food, etc.
- > Bright space with extensive glazed façade.
- > Excellent location on the pedestrianised boardwalk plaza fronting the River Lee adjacent to South Mall and Grand Parade.
- > Contemporary styled building with potential outdoor licensed area.
- > **Completed Proposals to be returned to Cohalan Downing by 25th September 2017**

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**Viewings Strictly By Appointment With Sole Letting Agents**

**TO LET**

## Location

The property is situated on the corner of the Grand Parade and South Mall fronting the River Lee.

## Description

The property comprises a purpose-built kiosk unit finished with full height glazed elevations. Kiosk No. 3 benefits from an attractive aspect with potential outdoor seating area, subject to Licence.

## Accommodation

The accommodation and approximate gross floor area is as follows:

Unit	Sqm	SqFt
Kiosk 3	40	430

## Services

All mains services are connected to the property.

## Commercial Rates

€4,600 per annum approx.

## Lease/Street Furniture Licence

A new 4 Year 9 Month lease is being offered for the property. The tenant can apply for a street furniture licence for the outdoor area, if required. The tenant must comply with the street licence terms and conditions which are subject to review.

## Solicitors:

Law Agent, Law Department, Cork City Council, City Hall, Cork.

## Proposals

Interested parties are invited to submit their proposals and business plans for the use of the unit.

Completed proposal documents should be addressed to **Cohalan Downing, 88 South Mall, Cork**, on or before **4pm Monday 25th September 2017** in a sealed envelope to be marked: **"Kiosk 3 Grand Parade Boardwalk"**.

### Proposals will be evaluated on the following criteria which shall be of primary importance:

- A. **Financial Offer**  
(In terms of the annual rent proposed)
- B. **Suitability of the Proposed Use**  
(In terms of contribution to the vitality and character of Cork City)
- C. **Deliverability**  
(In terms of financial capacity and previous track record of the applicant to deliver the proposed use in the most realistic time frame)

**No conditional offers will be considered.**

**Cork City Council does not bind itself to accepting the highest or indeed any proposal submitted.**



Messrs. Cohalan Downing & Messrs. English, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing & Messrs. English has authority to make or give any representation or warranty whatever in relation to the property.