

- PRIME CITY CENTRE RETAIL INVESTMENT -

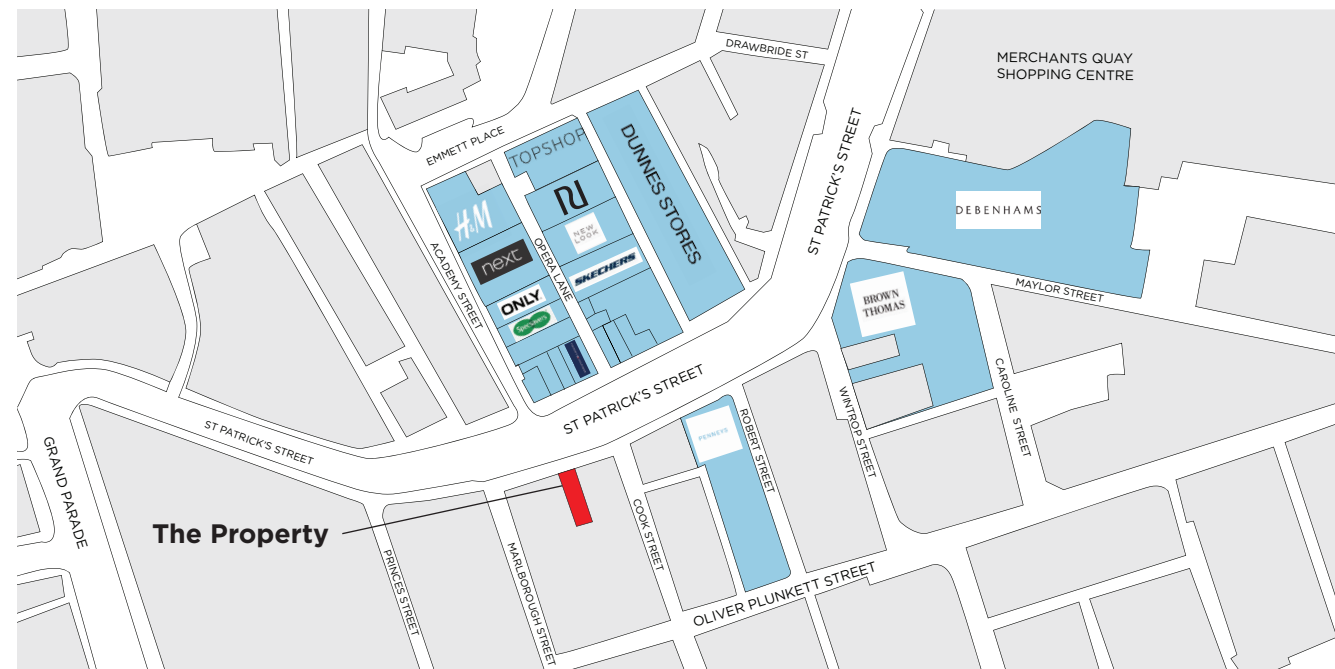


For Sale by Private Treaty
37 St Patrick's Street, Cork

Tenants Not Affected

Investment Highlights

- Prime City Centre retail unit located within the hub of St Patrick's Street's highest footfall area
- The property extends to a total floor area of 177.82 sq m (1,914 sq ft) Net Internal Floor Area over four floors, with 55.5 sq m (597 sq ft) of ground floor retail space
- Currently let under a 15 year lease from September 2015 at a passing rent of €77,500 per annum
- The property is offered for sale with the benefit of the existing tenants



Location

The property occupies a prime pitch on St Patrick Street and is located in the highest footfall area of the street. Immediately adjacent occupiers include Vision Express, Permanent TSB, Monsoon and Mountain Warehouse, while Opera Lane is located adjacent.

St Patrick Street is the main retail thoroughfare in Cork City and is home to national and international brands such as Brown Thomas, Penneys, Marks & Spencer, Dunnes Stores, Superdry, Lifestyle Sports and Holland & Barrett to name a few.

Cork City is the second largest city in Ireland with a population of approximately 200,000 persons, with a county wide population of approximately 520,000 persons. The city offers a vibrant, diverse and compact core with a student population of approximately 30,000 and is home to University College Cork and Cork Institute of Technology. In addition, Cork has an excellent employment base of large multi-nationals including Apple, Dell / EMC, Amazon, Pfizer and Novartis.



Description

The building comprises a self-contained mid-terrace commercial building with ground floor retail space, and staff and stock accommodation on the upper floors. The unit is fully let to Pandora who have fitted the unit to an extremely high standard and has the benefit of excellent profile.

The frontage of the property extends to approximately 6 metres is a modern, glazed façade maximising the retailing profile of the property.

LET TO PANDORA



Accommodation Schedule

Floor	Use	Sq.M (NIA)	Sq.Ft. (NIA)
Ground	Retail	55.50	597
First	Staff & Stock	42.29	455
Second	Staff & Stock	37.63	405
Third	Staff & Stock	42.40	457
Total		17,782	1,914

Tenancy

Demise	Tenant	Lease Start	Lease Term	Lease Expiry	Passing Rent (pa)
37 St Patrick Street	Pan Jewelry Limited	11/09/ 2015	15 years	10/09/2030*	€77,500

*(Break Option 10th September 2021)

Further Information

Title

Good and Marketable

Pricing

Offers in excess of €1,100,000 exclusive

BER

E2

Selling Agent



Isobel O'Regan
+353 21 490 6344
isobel.oregan@savills.ie

Chris O'Callaghan
+353 21 490 6123
chris.ocallaghan@savills.ie

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