



60 OLIVER PLUNKETT STREET

Cork

For Sale by Private Treaty

Executive Summary

- High street retail opportunity
- Prime location in Cork City Centre
- Total floor area extending to approximately 273 Sq. m (2,939 Sq. ft)
- Ground floor retail extending to approximately 78 sq. m (842 sq. ft) NIA
- High Level of footfall
- In need of refurbishment



Property Location

Oliver Plunkett Street is home to a number of high order retail users including The Body Shop, Tommy Hilfiger, Lush, and Keanes Jewellers. The street is an area of high footfall and has been pedestrianised during business hours. The subject property is located at the western end of Oliver Plunkett Street, steps from Patrick Street, the Grand Parade, the English Market and the city centre retail core. This is a thriving retail location, in an area of strong retailer demand. The surrounding area provides a diverse tenant mix including fashion, restaurants, cafes, electronics and homeware retailers.

The property is located in a high profile position on the south side of Oliver Plunkett Street, between its intersections with Grafton Street and Princes Street. Princes Street also links through to Patrick Street, Cork's premier shopping street. Oliver Plunkett Street is the second most important shopping street in Cork, after Patrick's Street and won the 2016 Great Street Award by London's Academy of Urbanism.

Property Description

The property comprises a mid-terrace, four storey building which has been extended to the rear at both ground and first floor levels. Internally the property is arranged to provide a ground floor retail unit together with first floor storage accommodation. There are two former domestic floors at third and fourth floor levels both of which require renovation. The entire ground floor extends to approximately 92.79 Sq. m (999 Sq. ft). The entire building is being sold with vacant possession.

Floor Area	Sq. m	Sq. ft
Ground Floor Retail (NIA)	78.19	842
Ground Floor Storage	14.60	157
First Floor	94.86	1,021
Second Floor	41.04	442
Third Floor	44.32	477
TOTAL	273.01	2939

*prospective purchasers are advised to satisfy themselves with regard to the measurements provided

Zoning

The property is zoned City Centre Retail Core in the Cork City Development Plan 2015 – 2021.



Guide Price

€420,000

VAT

Please refer to the agent.

BER



BER Number: 800327819

Energy Performance Indicator: 1065.54

kWh/m²/yr 3.56

Viewings

All viewings are strictly by appointment through the selling agent.

QRE Contact

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