

2 CAREY'S LANE, CORK



021-427 5079

- Two storey commercial premises comprising a ground floor retail unit with ancillary storage accommodation overhead.
- Total accommodation extends to approx. 568 SqFt.
- Excellent location on Careys Lane, just off Patrick Street within the Huguenot Quarter.
- Let to Playblue Ltd on a 10 year IRI lease from 4th November 2019.
- Current rent €20,000 per annum exclusive.
- Neighbouring occupiers include JD Wetherspoons, Amicus Restaurant, Bunsen Dukes Coffee and Paul Street Shopping Centre.



**LOCATION**

The property is centrally situated in Cork city centre on the eastern side Carey's Lane. Carey's Lane is a pedestrianised retail street which links Patrick Street to Paul Street in an area known as the Huguenot Quarter. Careys Lane runs parallel to French Church Street. Occupiers in the vicinity include Dubray Books, SuperDry, Nando's, JD Wetherspoons and Cork Coffee Roasters. Tesco is the main occupier in the nearby Paul Street Shopping Centre while the nearby Opera Lane includes H&M, Next, River Island and New Look.

**DESCRIPTION**

The property comprises self-contained ground floor retail unit with street frontage onto Carey's Lane. The property is currently laid out with retail accommodation on the ground and storage accommodation on the first floor.

**TENANCY**

The property is held by Playblue Limited on a 10 year IRI lease from 4th November 2019. The current passing rent is €20,000 per annum and the lease incorporates a rent review at the end of year to market rent. There is a tenant only break option at the end of year 5 exercisable with six months advance notice in writing.

**ACCOMMODATION**

Floor	Use	SqM	SqFt
Ground	Retail	43.48	468
First	Storage	9.29	99.96
Approx. Total		52.77	567.96

**GUIDE SALE PRICE**

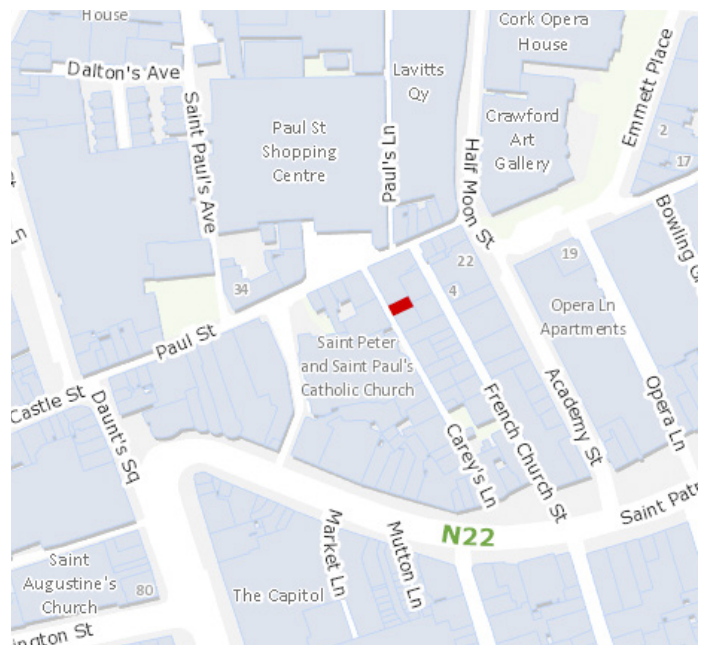
€320,000 plus vat if applicable.

**BER INFORMATION**

BER: E2  
BER 800109589

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.  
For further information please contact:  
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