



Ground Floor - Café Opportunity

**PROPOSALS INVITED**

**Tower Buildings, 1-3 Lower Glanmire Road, Cork**



**021 427 77 17**

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

**\*\*LEASE PROPOSALS INVITED - GROUND FLOOR & BASEMENT\*\***

Exceptional opportunity to lease a Ground Floor Commercial unit with full planning for a Café (TP Ref: 18/38187) within an imposing city centre building of distinction, charm & character, identified with a landmark copper roofed turret. The ground floor commercial unit is accessed directly from Lower Glanmire Road.

Property has the benefit of a full grant of planning permission for a Café.

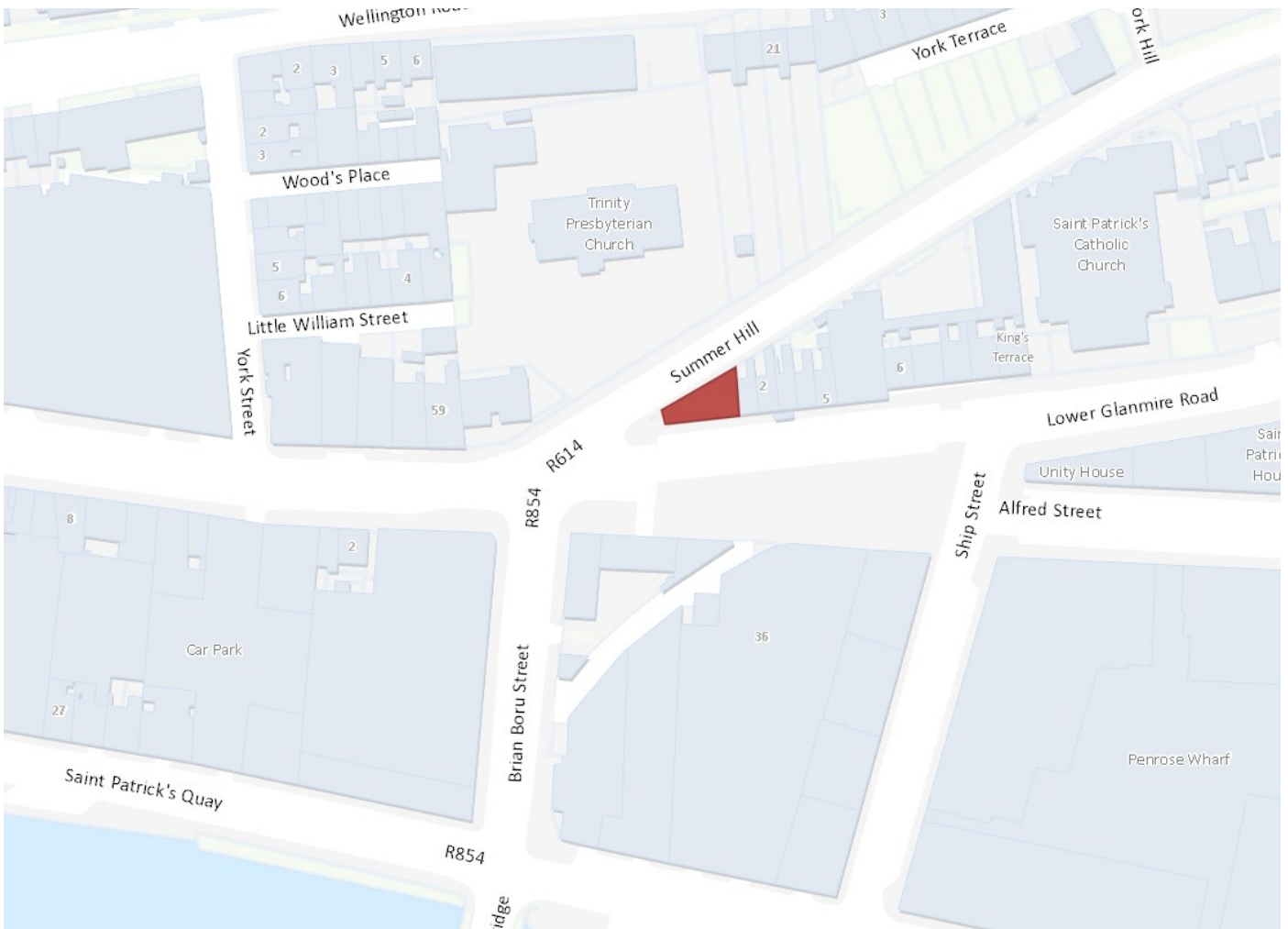
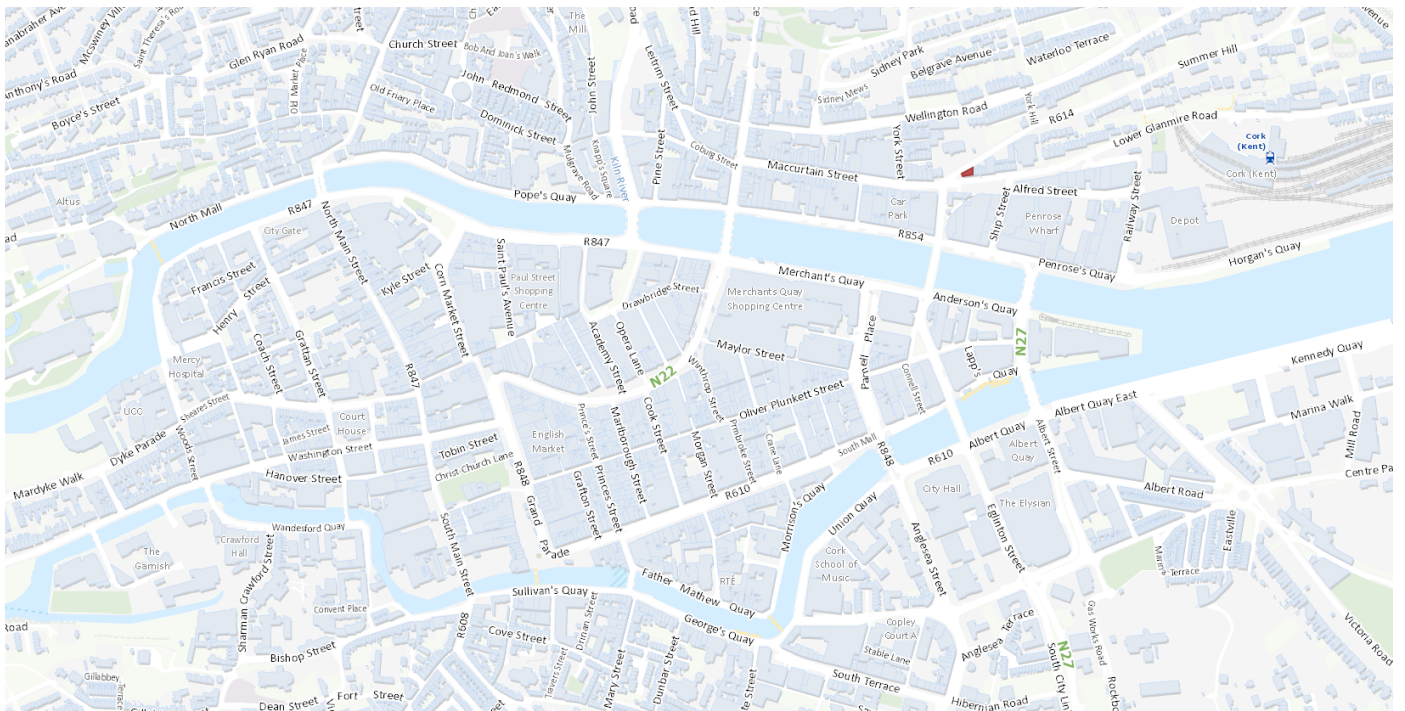
Ideally situated at the end of the recently designated Victorian Quarter of MacCurtain Street in Corks City Centre. This area has excellent levels of footfall both day & night with well-known nearby eateries such as Greens, Isaacs, Cask, Gallaghers Gastro pub, Son of a Bun, etc.

Other neighbouring occupiers include The Everyman Palace, Metropole Hotel & Starwood Hotels & Resorts Worldwide.

**Viewings Strictly By Appointment With Sole Agency**

**FOR LEASE**

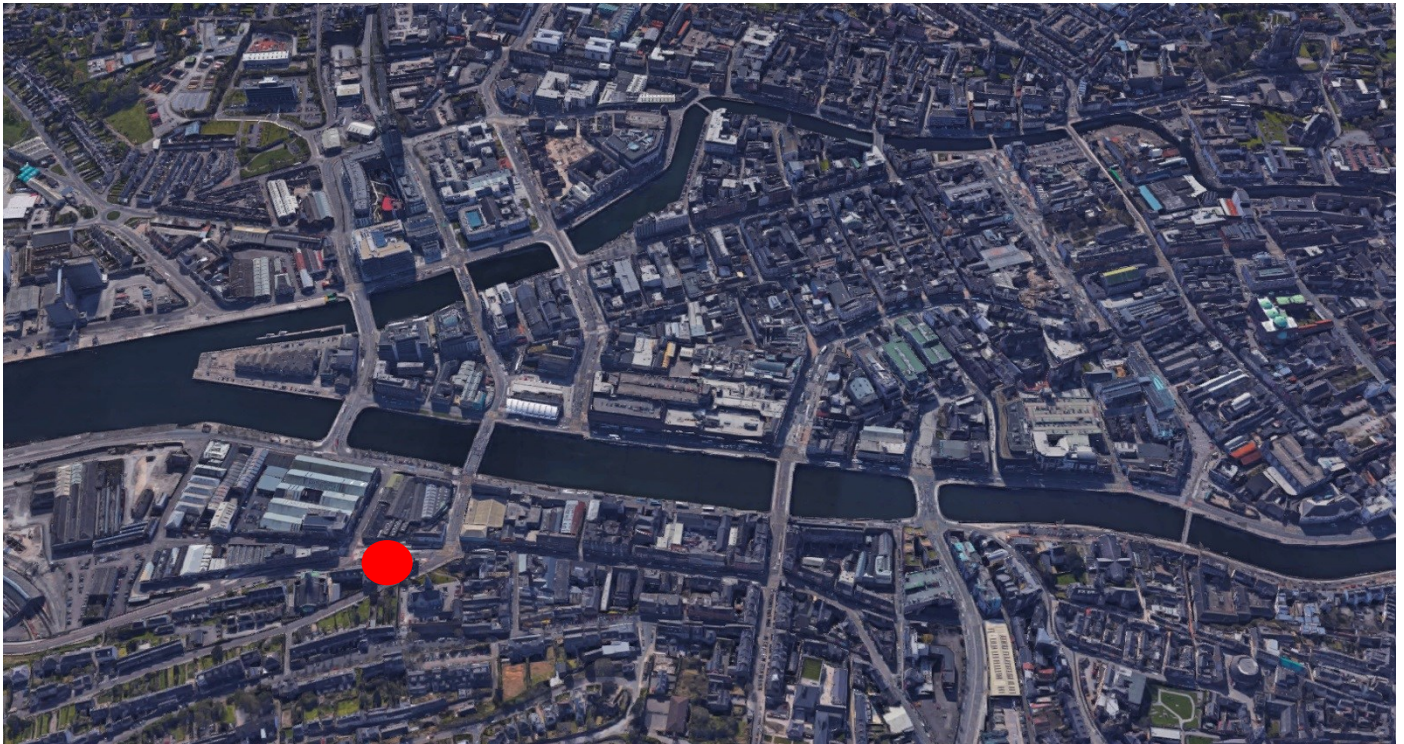
# LOCATION MAPS - FOR IDENTIFICATION & GUIDANCE PURPOSES ONLY



**LOCATION MAP - FOR IDENTIFICATION PURPOSES ONLY:**



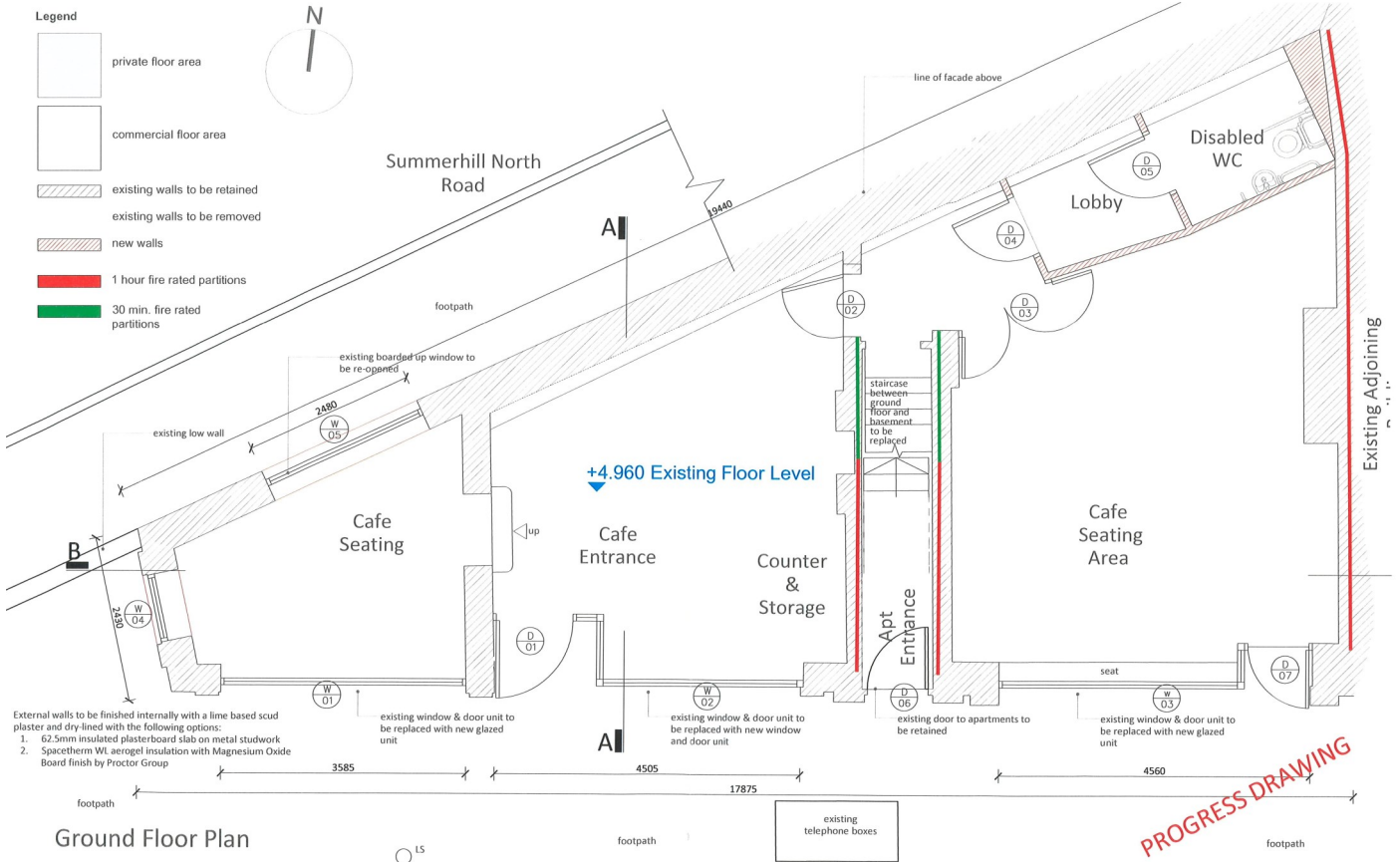
**AERIAL PHOTO - FOR IDENTIFICATION PURPOSES ONLY:**



**Accommodation:**

Floor Area	Sq. M Approx.	Sq. Ft Approx.
Basement Level	55.7	600
Ground Floor Café	78.8	850
Total Area	134.5	1,450

**Floor Plan - For Indicative Purposes Only:**



**Viewing:**

Strictly by prior appointment with;

**Rob Coughlan**

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

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