

# Cohalan Downing

## RESTAURANT / CAFE UNIT

Unit WM3, Paul Street Shopping Centre, Cork City.



021 427 77 17

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

Extremely well presented Restaurant/ Café premises extending to some 1,584 sq ft approx. over ground floor and mezzanine level.

The unit is extremely well appointed and benefits from patron seating at 2 levels, air conditioning, substantial commercial kitchen, and ancillary staff areas such as W.C, office, etc.

Adjoining occupiers in the centre include Tesco, Super Max Grocer, Caspian Barbers, Elysees Beauty Salon, with additional nearby occupiers such as The Linen Weaver, Nandos, Boots and Opera Lane.

Paul Street Shopping Centre, anchored by a 30,000 sq.ft Tesco Store, has the benefit of being attached to Cork's largest multi-storey car-park with over 730 car spaces in total.



Viewings Strictly By Appointment With Sole Agency

TO LET

**Location:**

Paul Street Shopping Centre is located in the heart of Cork City just 100 metres from Patrick Street and at the centre of all Cork’s newest retail developments at Cornmarket Centre, Half Moon Street & Opera Lane.

**Accommodation:**

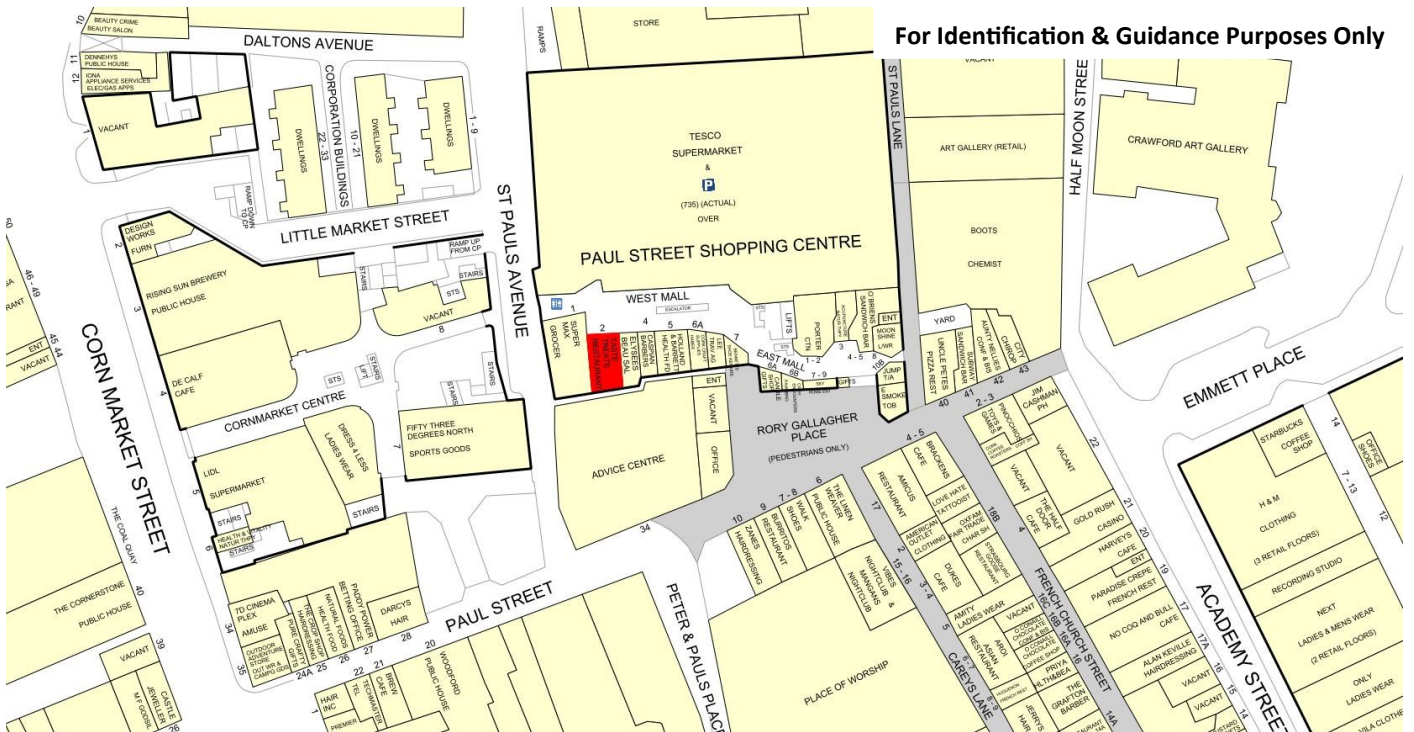
FLOOR	SQM	SQFT
Ground Floor	91.9	989
Mezzanine	55.3	595
<b>Total Available Approx.</b>	<b>147.2</b>	<b>1,584</b>

**Rates:**

R.V. €107.93 — €7,993 approx. (2016)

**Service Charge:**

€9,581 approx. plus VAT (2016)



For Identification & Guidance Purposes Only

**Viewing:**

Strictly by prior appointment with Sole Agents;

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

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