

## SCHEDULE OF ACCOMMODATION

Area		Sq M	Sq Ft
Ground	NIA	234.34	2,522
First	GIA	101.16	1089
Second	GIA	93.22	1,033
Third	GIA	76.47	823
<b>Total</b>		<b>505</b>	<b>5,437</b>

## Prime Retail Opportunity No. 67 Patrick Street



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Strong trading position on Cork's Premier Shopping Street

High level of passing footfall

Suitable to a variety of uses, subject to planning

Nearby retailers include Superdry, Tommy Hiliger, Penneys, H&M amongst others

Located opposite the new Capitol Development home to Lifestyle Sports and Homesense.

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## LOCATION

Cork is the second largest city in Ireland with a population of just over 323,000 (census 2011). Cork is a major tourist destination and is also a University City with approximately 30,000 resident students. Patrick Street is Cork city's premier retail thoroughfare and is home to a number of international and national retailers including, such as H&M, Next, Topshop, Gap, Tommy Hilfiger, Penneys, TK Maxx, M&S, as well as Brown Thomas.

## THE PROPERTY

The property comprises a three storey mid-terraced building facing on to Patrick Street and benefits from an interconnection and dual access on to Paul Street. The property extends to approx. 505 sq.m. (5,347 sq.ft) in total while the ground floor retail extends to approx. 234 sq.m. (2,522 sq.ft.) with the upper floors providing for further retail/office, storage space and toilets.