

# TO LET

## CAFÉ / RESTAURANT OPPORTUNITY

# Lancaster Quay, Cork



- High profile ground floor unit fronting onto Lancaster Quay
- Former Licensed Premises extending to 1,739 sq ft. Existing 7 day licence
- Located approximately 600m West of Grand Parade and Patrick Street
- Property benefits from side access onto Wood Street
- Suitable for Café/restaurant or licensed premises use
- Surrounding business' include UCC, River Lee Hotel, CIT Crawford College of Art and Design, The Cork Clinic linking to Bon Secours Hospital, Mercy University Hospital and The Mardyke Sports Complex to name but a few.



## LOCATION

The subject property is located on Lancaster Quay close to the junction with St Finbarr's Road. The property is a three storey terraced building formerly traded as a licensed premises with overhead accommodation. The unit is adjacent to Lancaster Lodge and The River Lee Hotel.

The property is located approximately 600m West of Grand Parade. UCC has a population of approximately 20,000 students and is located approximately 1km west of the unit with a high volume of student accommodation in the surrounding area.

The surrounding area incorporates three sites which have planning for student accommodation, one of which is currently under construction. The former square deal site adjacent to the subject unit is due to be developed providing 242 beds, the former Beamish & Crawford site is to be developed and will provide 400 beds while the former Maxol site currently under construction will provide 190 student bed accommodation.

Other occupiers in the immediate area include, The Cork Clinic linking to Bon Secours Hospital, Mercy University Hospital and The Mardyke Sports Complex to name but a few.

## DESCRIPTION

The subject unit comprises ground floor only and extends to approx. 161.55 sq.m. (1,739 sq.ft.) with the benefit of an existing 7 day licence. The property would be suited to a café/ restaurant / public house use.

Floor	Use	Sq M	Sq Ft
Ground	Café/ Restaurant	161.55	1,739

### Lease Terms

On Application

### Rent

Available on request

BER:



### Further Information

Available from Sole Letting Agents

## SOLE LETTING AGENT

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