

# To Let

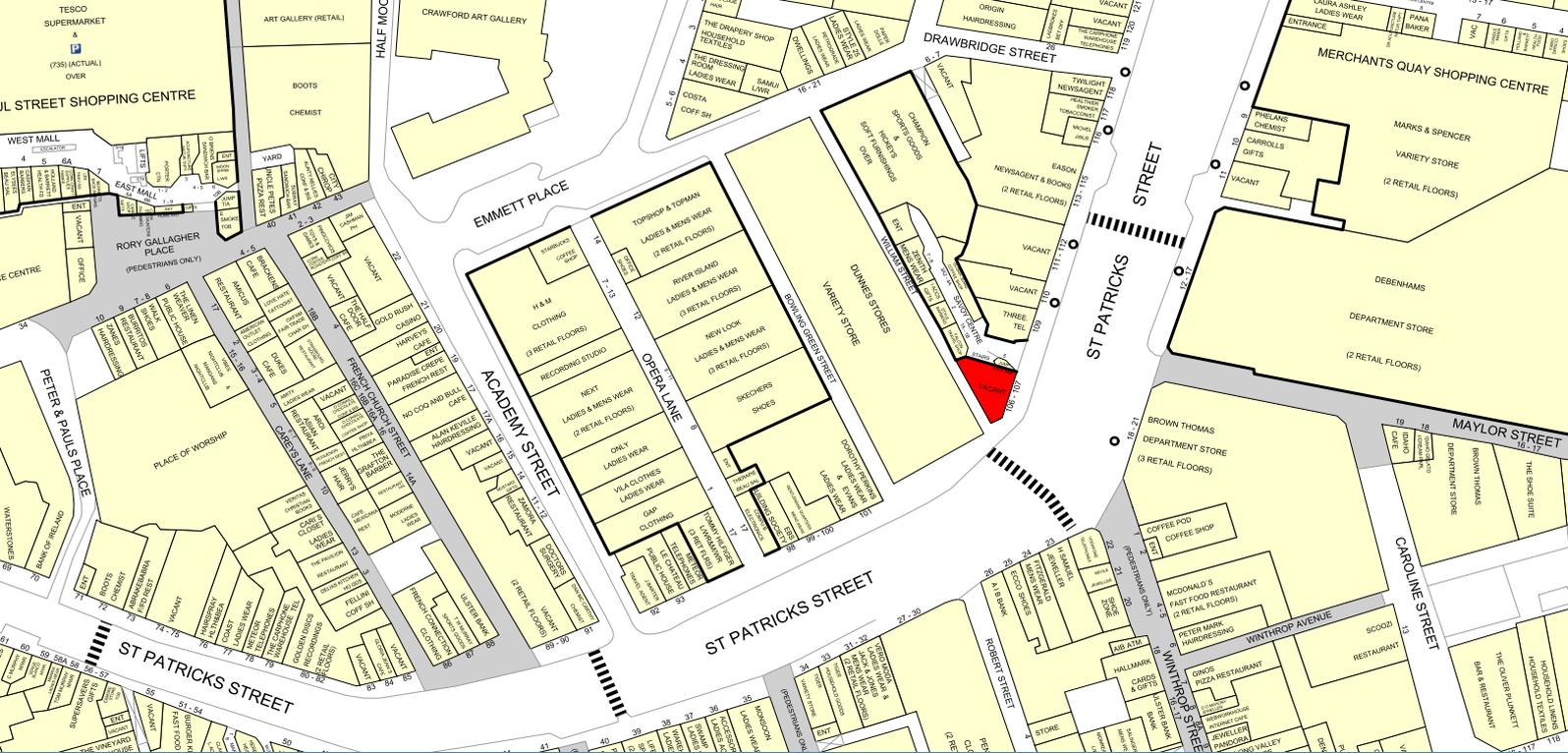
## PRIME RETAIL UNIT

106 – 107 Patrick Street, Cork



- High quality retail unit
- Prime pitch on Patrick Street
- Located within Cork's main retail area
- Opportunity for a stand alone, flagship store
- Extensive frontage to Patrick Street





## LOCATION

This is a landmark building superbly located on Patrick Street adjacent to Dunnes Stores and directly opposite Brown Thomas.

Patrick Street is Corks main retail thoroughfare and hosts the likes of M&S, Debenhams, Easons, Penneys, Vodafone, Brown Thomas, Tommy Hiliger, Monsoon, French Connection, Superdry amongst others.

## DESCRIPTION

The building measures approx. 306 sq.m (3,330sq.ft) laid out over three floors. The building benefits from the availability of a lift access to each floor.

Presence and character are certainly not lacking with this prime building, and its size and prime location make it a rare commodity for those seeking a sizeable unit in a prime pitch.

## Schedule of Accommodation

Floor	Use	Sq.ft.	Sq.m.
Ground Floor	Retail	1,056	98
First Floor	Retail	3,241	301
Second	Retail	3,044	283
Third	Retail	3,459	321
Fourth	Storage	3,459	321
<b>Total</b>		<b>14,259</b>	<b>1,324</b>

### Lease Terms/Rent

On application

### Contact

Sole Letting Agents



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