



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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## LEASE FOR SALE: Stall 2, Grand Parade Market, English Market, Cork City



### Site Highlights:

- Rare opportunity to trade in Cork's renowned English Market.
- Existing planning permission is for a retail shop.
- Located on one of the busiest thoroughfares through the English Market.

### Contact

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**Description:**

Front of stall: approx. 5.43 x 2.31ms = 12.54m<sup>2</sup>  
Storage area: approx. 4.78 x 1.26ms = 6.02m<sup>2</sup>  
Full area approx. 18.56m<sup>2</sup>

User Clause retail shop for the sale of cakes, bread and other bakery products.

21 Year lease from January 2003  
Lease signed in March 2011

**Price:**

**AMV FOR THE LEASE - €75,000**

**LEASE DETAILS**

Rent per annum: €3401

Service Charges per annum: €4067

Rates per annum: €1820

Total Rental per annum including Service Charges & Rates: €9288

**Viewing:**

Strictly by appointment with the agent



**CONDITIONS TO BE NOTED**

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail