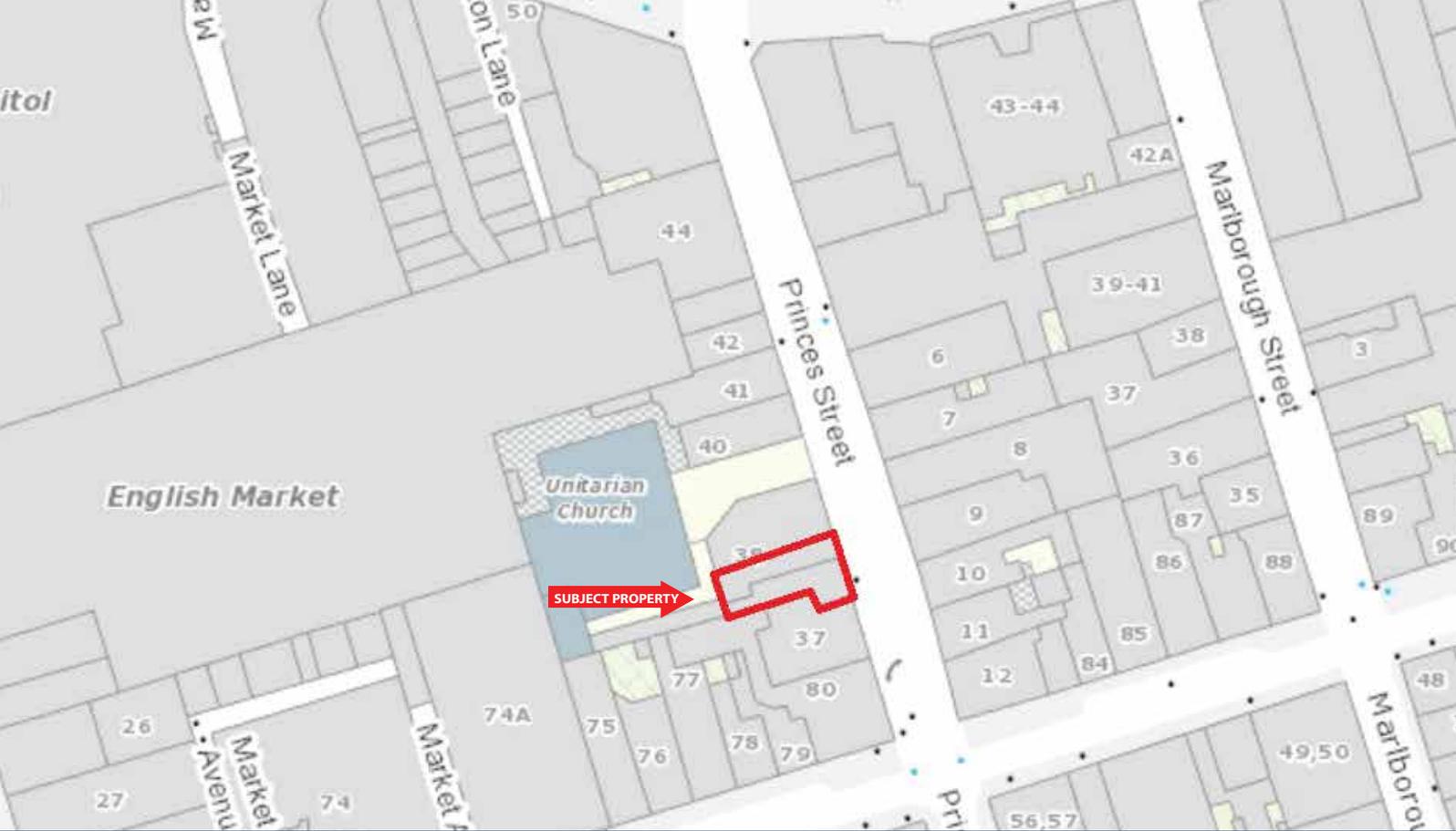


To Let  
Excellent Retail Opportunity  
38 PRINCES STREET, CO. CORK



- Prime retail property extending to 69.23 Sq M (745 Sq ft)
- Attractive façade fronting on to the pedestrianised street
- Excellent location situated on Princes Street
- Neighbouring occupiers include Starbucks, Love Lisa and the English Market



## LOCATION

The subject property is located on the upper end of Princes Street, a popular pedestrianised location, close to the junction with Patrick Street, the main retail thoroughfare in Cork. Upper Princes Street connects Patrick Street to Oliver Plunkett Street, which are the prime retailing areas of Cork City. The area comprises a mix of retail and food offering with neighbouring occupiers including Starbucks; Love Lisa; The Irish Examiner; Iago Deli; Ecco; Swarovski and a nearby entrance to Cork's English Market.

## DESCRIPTION

The ground floor comprises of a counter area and potential for seating. Internally, there are plastered and painted walls with an attractive glass façade fronting on to the pedestrianised street. The property also has recessed lighting, CCTV and marmoleum floors.

The first floor is laid out as a commercial kitchen, with cold room, extractor and a toilet to the rear. Attic level is accessed by a staircase and is utilised as storage at present.

## ACCOMMODATION

| Level   | Area Sq. M | Area Sq. Ft |
|---------|------------|-------------|
| Ground  | 31.27      | 336.5       |
| First   | 27.04      | 291         |
| Storage | 10.92      | 117.5       |
| Total   | 69.23      | 745         |

## LEASE TERMS

Available on request

## RENT

On Application



### Further Information

Available from Letting Agents

## SAVILLS

11 South Mall | Cork | 021 427 1371

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