

# No. 77 St. Patrick's Street CORK TO LET

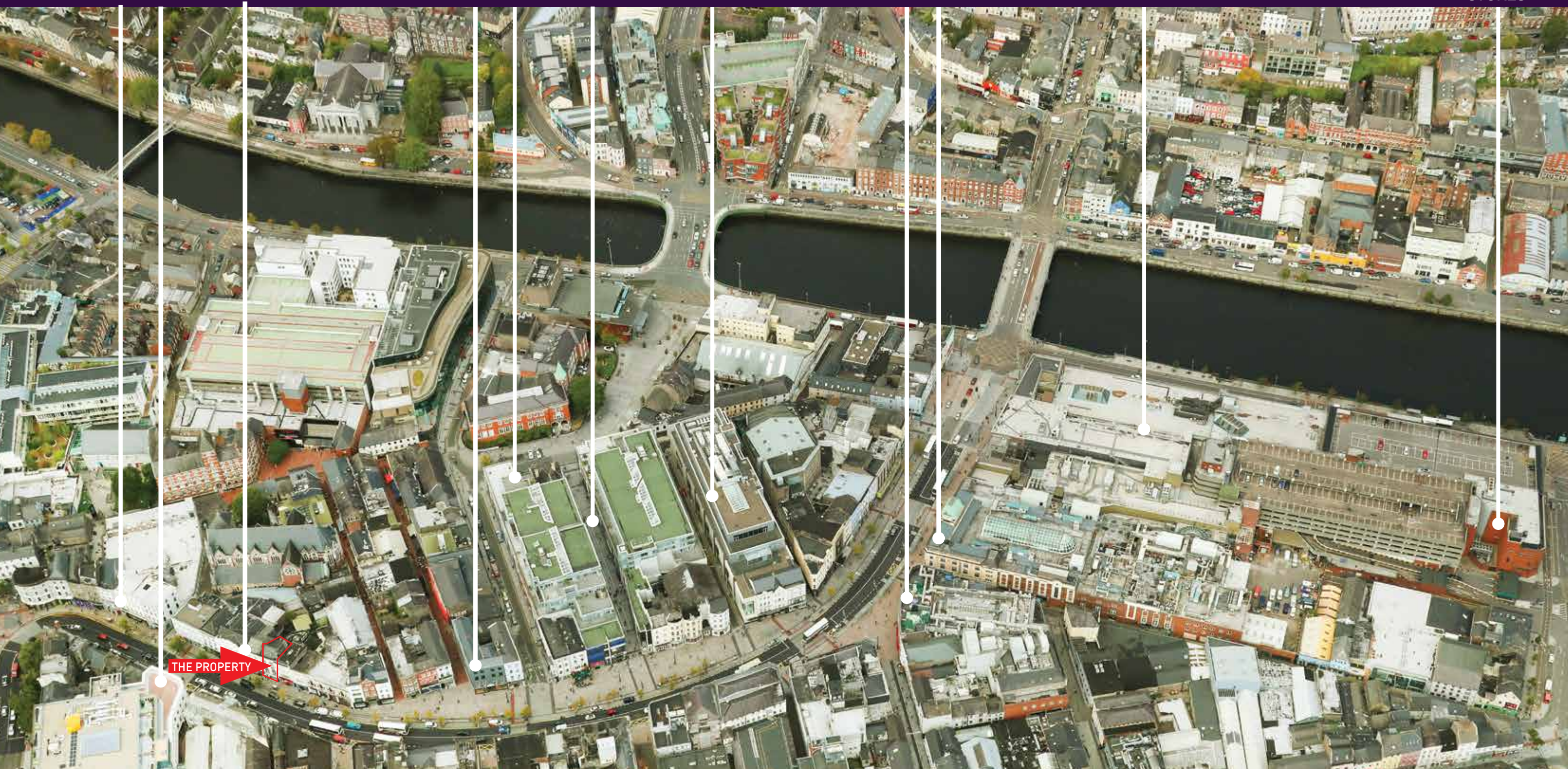
Prime Retail Opportunity



- Excellent trading position on Cork's Premier Shopping Street
- High level of passing footfall of approx. 400,000 per week
- Suitable to a variety of retail uses
- Nearby retailers include Superdry, French Connection, Selected Homme, Vila, Oasis, Brown Thomas, Penneys and Opera Lane home to H&M, Gap, TopShop, River Island, New Look, Tommy Hilfiger amongst others
- Lifestyle Sports is located directly across the street in the new Capitol development.

savills





THE PROPERTY

## LOCATION

Cork is the second largest city in Ireland with a population of just over 200,000 (census 2016). Cork is a major tourist destination and is also a University City with approximately 30,000 resident students.

St. Patrick Street is Cork city's premier retail thoroughfare and is home to a number of international and national retailers. Lifestyle Sports is located directly across the street in the new Capitol development. Other retailers in the immediate area include Superdry, French Connection, Selected Homme, H&M, Topshop, Gap, Tommy Hilfiger, Penneys, TK Maxx, M&S, as well as Brown Thomas.

## THE PROPERTY

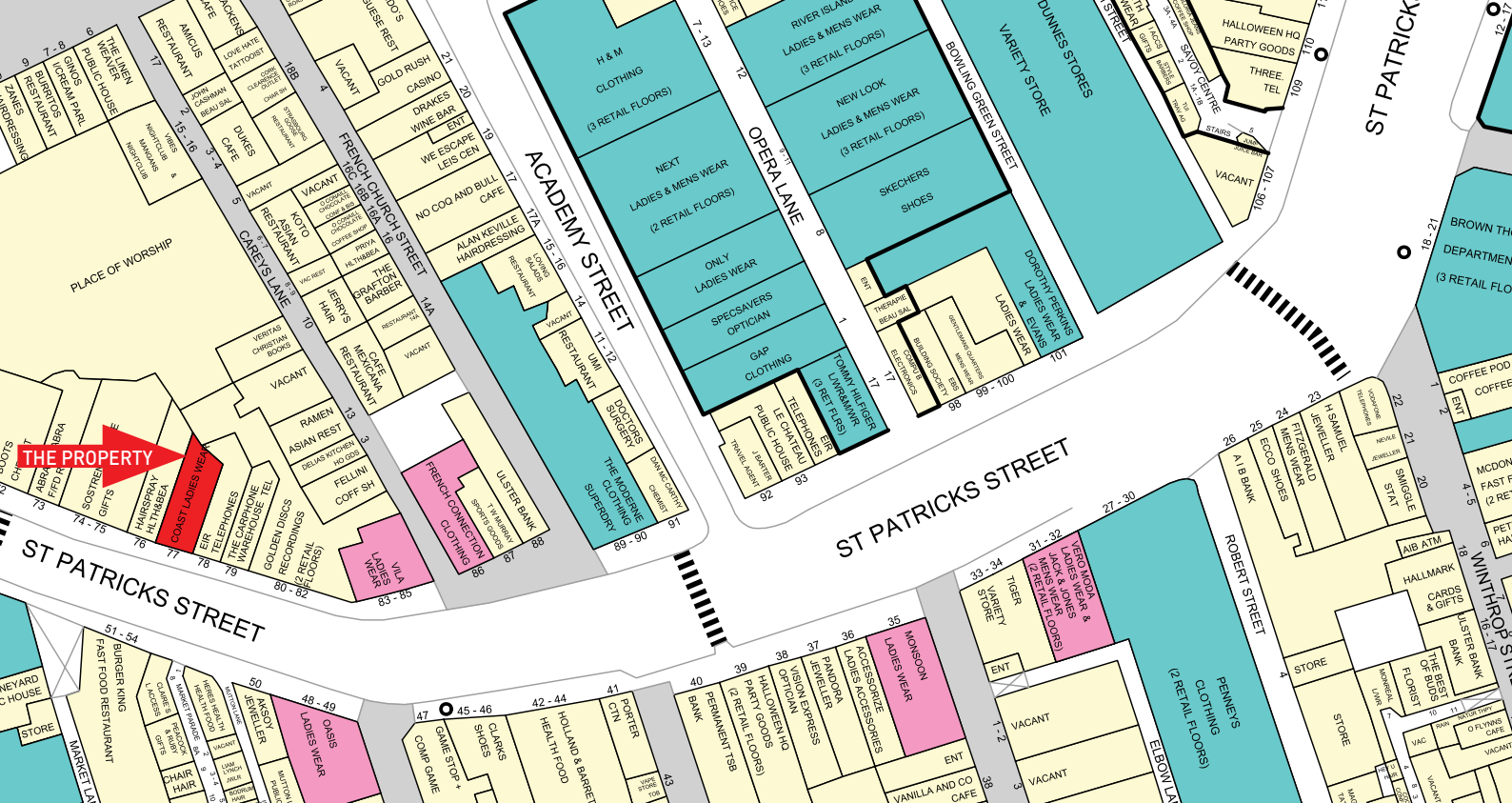
This is a four storey mid terraced building with a total floor area of 270 sq m (2,918 sq ft). The ground floor retail and first floor retail extend to 165 sq m (1,784 sq ft).

The second and third floors are back up areas consisting of stores and staff quarters.

It benefits from excellent profile to St. Patrick's Street with 5.8 meters of frontage. This high profile retail unit will appeal to both national and international retailers.

St. Patrick's Street is one of Ireland's best shopping destinations anchored by Brown Thomas, Marks & Spencer, Debenhams, Penney's & Dunnes Stores.





## SCHEDULE OF ACCOMMODATION

Area	Use	Sq M	Sq Ft
Ground		90	973
First	Retail	75	811
Second	Ancillary	42	450
Third	Ancillary	42	454
Attic		21	230
<b>Total</b>		<b>270</b>	<b>2,918</b>

Measured on a NIA



Further Information

Available from Sole Letting Agents Savills

**SAVILLS**

11 South Mall | Cork | 021 427 1371

Savills.ie

Lia Dennehy

021 4271371

lia.dennehy@savills.ie

Aisling Doyle

021 422 6632

aisling.doyle@savills.ie

**savills**

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.