

TO LET

EXCELLENT RETAIL / CAFÈ / RESTAURANT OPPORTUNITY

No. 29 Grand Parade, Cork City Centre

Key Benefits

- High profile trading pitch
- Significant passing footfall
- Suitable for a variety of uses
- Planning previously granted for café use
- Finished to a high standard
- New lease available

Joint Agents – Contact Details

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BER Rating

BER C1

Description

The subject property occupies a prominent trading position at the corner of Grand Parade and Oliver Plunkett Street in the heart of Cork City Centre.

The entire building extends to approximately 301 sq.m. (3,239 sq.ft.) and provides for a ground floor retail unit of 96 sq.m. (1,033 sq.ft.) with office accommodation on the upper floors.

The property is suitable for a variety of uses including café and restaurant use. Planning permission for change of use to café was previously granted on the ground floor unit and full details are available upon request.



DISCLAIMER

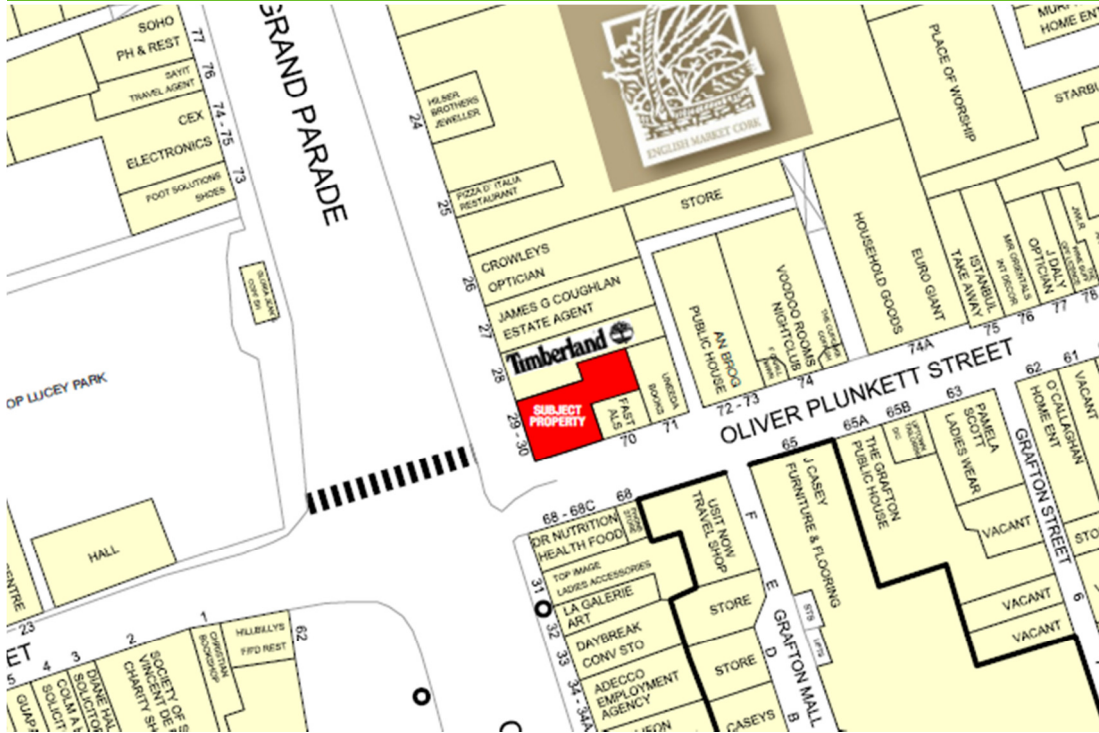
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Location



Lease Terms & Quoting Rent

The unit is available under the terms of a new long term FRI lease with open market reviews at 5 yearly intervals. The quoting rent is available upon request.

Local Authority Rates

The proposed tenant will be responsible for Local Authority rates applicable on the unit which are estimated to be in the region of €16,291 for 2015, subject to verification.

BER Certificate

BER Rating: C1

BER Number: 800066045

Location Map

No. 29 Grand Parade enjoys a prominent location at the corner of Grand Parade and Oliver Plunkett Street, two busy thoroughfares in the heart of the city centre. The unit benefits from significant footfall due to its high profile location and proximity to the pedestrian crossing and adjoining ATM machine. Neighbouring amenities include the Bishop Lucey Park, The English Market and Cork City Library.

Cork is the second largest city in Ireland with a population of just over 323,000 (census 2011). It is also a major tourist destination and a popular university city with over 25,000 resident students.

Schedule of Accommodation

We understand that the approximate floor areas are as follows:

	SQ M	SQ FT
Ground floor	96	1,033
First floor	83	893
Second Floor	62	667
Third Floor / Attic	60	646
Total	301	3,239

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence

Planning

Planning permission was previously granted for café use by Cork City Council which is due to expire in December 2015. A copy of the application is available upon request.

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