

FOR SALE

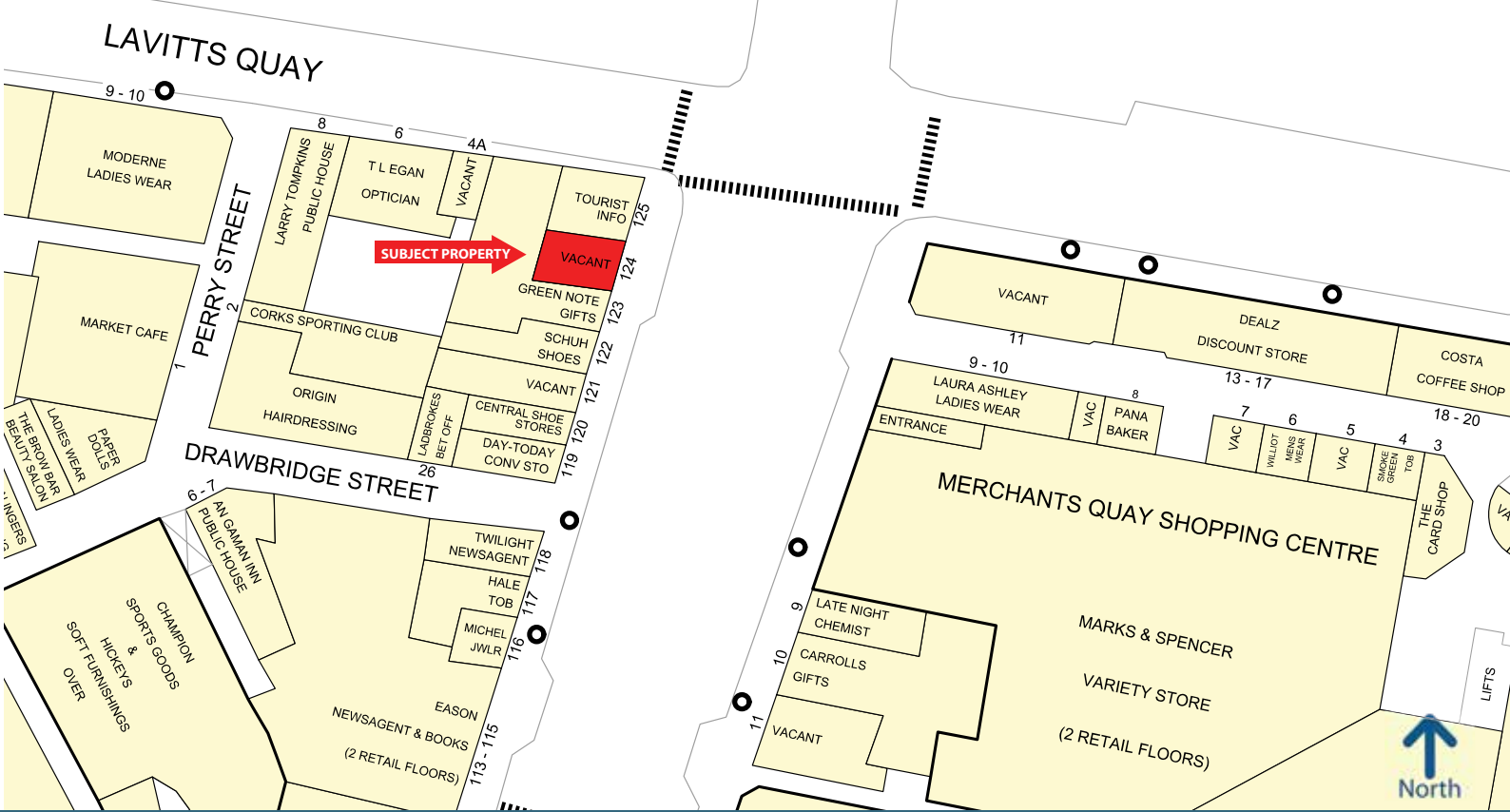
Prime Retail Opportunity

124 PATRICK STREET, CORK CITY



- Located on Cork City's premier retail thoroughfare
- Ground floor retail extending to approx. 642 sq ft (60 sq m)
- The entire property extends to approx. 1,659 sq ft (154 sq m)
- Suited to a variety of retail uses
- Planning clearance to convert the 3 upper floors into a spacious 3 Bed residence to generate significant additional rental income
- Surrounding occupiers include M&S, Carraig Donn, Schuh, Cork City Tourist Information Office and many more





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.

Patrick Street is Cork city's premier retail thoroughfare and is home to several international and national retailers including M&S, JD Sports, Dunnes, H&M, Topshop, Gap, Tommy Hilfiger, Penneys, TK Maxx as well as Brown Thomas.

DESCRIPTION

The property comprises a high profile four storey premises with retail at ground floor. The upper floors currently provide storage. However, Cork City Council have issued a Section 5 declaring the conversion of the upper floors to residential use is exempted development. This permits the conversion of the 3 upper floors into a substantial 3 bed residence over 3 floors, all with commanding views of the River Lee. It also permits installing a separate access doorway from Patrick Street making this Triplex apartment self contained. This could generate considerable additional rental income. The property benefits from a modern shop front and a high profile to the busy intersection at Patrick Street and Lavitt's Quay.

ACCOMMODATION

Floor	Use	Sq Ft	Sq M
Ground Floor	Retail	642	60
First Floor	Store	233	22
Second Floor	Store	384	35
Third Floor	Store	400	37
Total Floor Area		1,658	154

TITLE

Freehold

GUIDE PRICE

€460k

VIEWING

Strictly by appointment only



Further Information

Available from Sole Selling Agents

SAVILLS

11 South Mall | Cork | 021 427 1371

Savills.ie

PSRA No: 002233

Lia Dennehy

021 490 6122

lia.dennehy@savills.ie

Isobel O'Regan

021 4906344

isobel.oregan@savills.ie



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