

**EMU 1/2, Paul Street Shopping Centre,
Cork City.**



021 427 77 17

www.cdacork.com

Magnificent ground floor retail unit extending to some 1,145 sq ft approx.

The unit benefits from 3 large openings to the main Mall area with extensive profile for branding in this unrivalled positioning within the Paul Street Shopping Centre, immediately fronting the main entrance doors on to Rory Gallagher Place to capitalize on the phenomenal levels of continuous footfall.

The unit is well presented with services such as water and drainage and previously operated as Porters News Agents.

Adjoining occupiers in the centre include Tesco, O'Briens Sandwich Bar, Sky, Lee Travel, Caspian Barbers, Elysees Beauty Salon, with additional surrounding occupiers such as The Linen Weaver, Ali's Kitchen, Nandos, Boots and Opera Lane.

Paul Street Shopping Centre, anchored by a 30,000 sq.ft Tesco Store, has the benefit of being attached to Cork's largest multi-storey car park with over 730 car spaces in total.

Viewings Strictly By Appointment With Sole Agency

TO LET

Location:

Paul Street Shopping Centre is located in the heart of Cork City just 100 metres from Patrick Street and at the centre of all Cork’s newest retail developments at Cornmarket Centre, Half Moon Street & Opera Lane.

Accommodation:

FLOOR	SQM	SQFT
Ground Floor	106.4	1,145
Total Available Approx.	106.4	1,145

Rates:

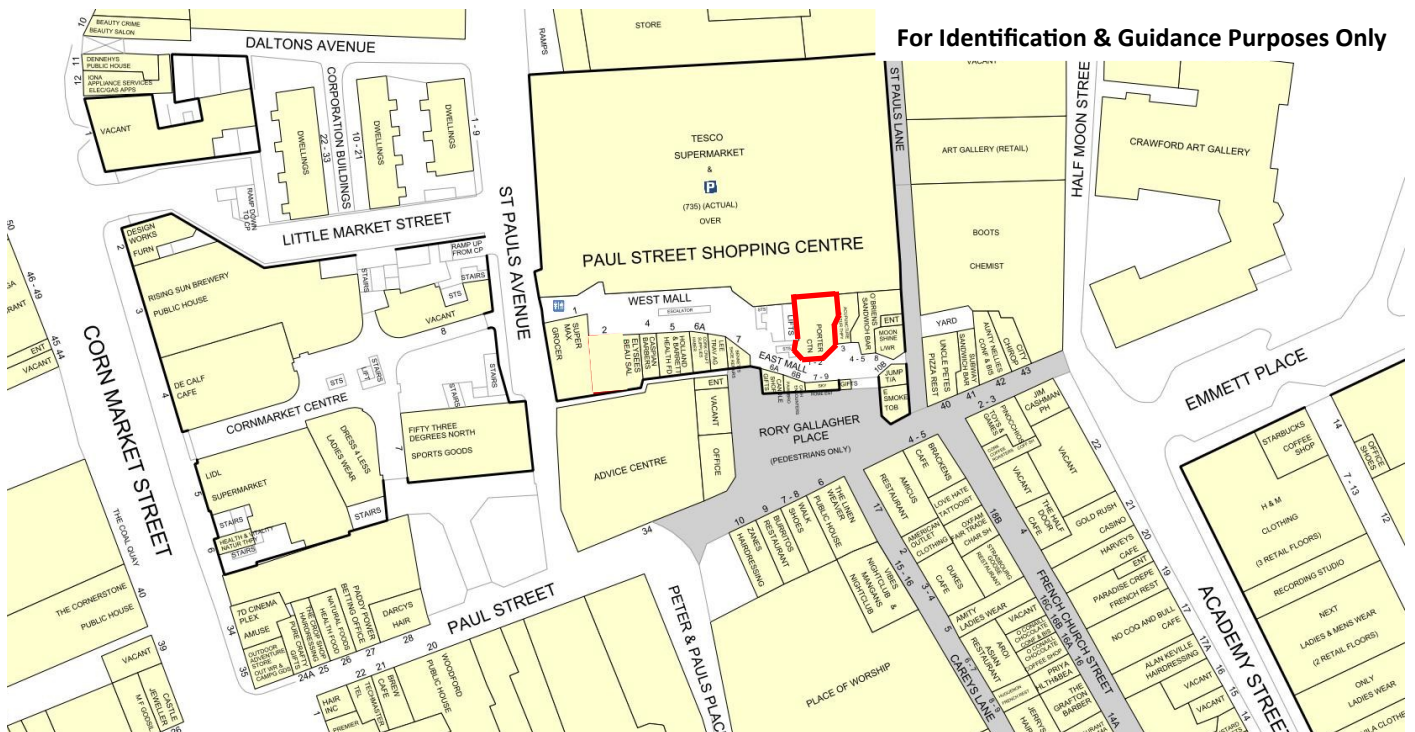
€7,600 approx. (2020)

Service Charge:

€8,600 approx. plus VAT (2020)

Insurance:

€1,700 approx. (2020)



For Identification & Guidance Purposes Only

Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan E-mail: rcoughlan@cohalandowning.ie

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