



TO LET

## 17 FRENCH CHURCH STREET / 5 CAREY'S LANE, CORK

- City Centre retail premises extending to approx. 290.59 sqm (3,128 sqft) with approx. 101.44 sqm (1,092 sqft) at groundfloor level.
- Prime location on French Church Street extending through Careys Lane.
- Pedestrianised retail street just off Patrick Street within the Huguenot Quarter
- Neighbouring occupiers include Nando's, Coq Bull Restaurant, Bunsen and Cork Coffee Roasters

021-427 5079





### LOCATION

The property is centrally situated in Cork city centre on the western side of French Church Street and extending through to Carey's Lane. French Church Street and Carey's Lane are pedestrianised retail streets just off the northern side of Patrick Street in an area known as the Huguenot Quarter. French Church Street links Patrick Street to Paul Street and it runs parallel to Academy Street and Opera Lane. Occupiers in the vicinity include SuperDry, French Connection Nando's, Coq Bull Restaurant and Cork Coffee Roasters.

### THE PROPERTY

The property comprises a three storey building with street frontage and access to both French Street and Carey's Lane. The property is currently laid out with retail accommodation on the ground and first floors, with stockroom and service accommodation on the second floor.

### RENT

€45,000 p.a. exclusive.

### LEASE

New Lease Available

### ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Retail	101.44	1,092
First	Retail	90.12	970
Second	Staff/Office & Stockroom	82.37	887
Second	Store	16.66	179
<b>Approx. Total</b>		<b>290.59</b>	<b>3,128</b>

### BER INFORMATION

BER: C1

BER No.: 800539603

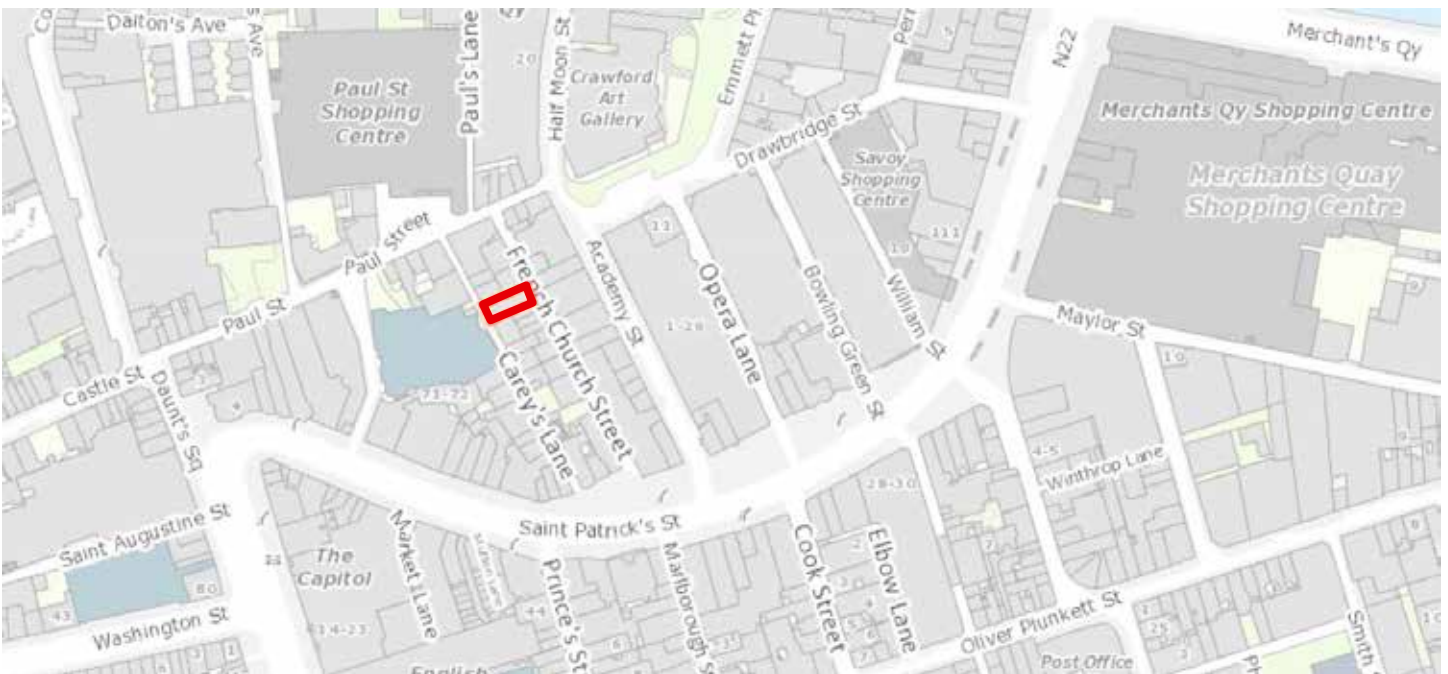
E.P.I.: 706.91 kWh/m2/yr

### FURTHER INFORMATION / VIEWING

Strictly by appointment with the joint letting agents Lisney & Cohalan Downing.

For further information please contact:

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