

# 445

TO LET | ST. PATRICK'S STREET | CORK



A unique retail opportunity to trade from a prominent pitch on Cork's famous St. Patrick's Street



# 45 46

ST. PATRICK'S STREET  
CORK

Optimise your prominence and potential with  
a coveted pitch on St. Patrick's Street



356 sq.m  
Total Floor Area



114.30 sq.m  
Retail Ground Floor Area



241.70 sq.m  
Storage Floor Areas



## St Patrick's Street

St. Patrick's Street is home to a variety of both national and international retailers. Cork's primary shopping area is frequented by both local consumers and visitors to the city, providing a consistent and diverse customer base for retail operators.

## The Area

45/46 St Patrick's Street is located in close proximity to many of Cork City's main landmarks and attractions such as The English Market and St Fin Barres Cathedral. This prominent unit is easily accessible via all major public transport links.

# 45/46

ST. PATRICK'S STREET  
CORK

45/46 St Patrick's Street provides an opportunity for retailers to capitalise on the diverse and consistent customer base of Cork City.

Easily accessible via all public transport routes with approximately 3,500 car parking spaces in the immediate vicinity.

The unit occupies a prominent pitch on St Patrick's street and benefits from good visibility in all directions.



Neighbouring anchor retailers on the street include:

**BROWN THOMAS**

**M&S**  
EST. 1884

**PENNEYS**

**DUNNES STORES**

**eason**

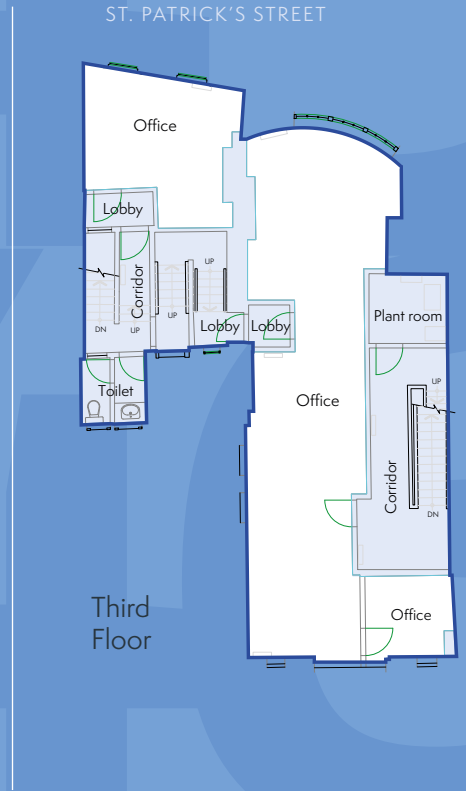
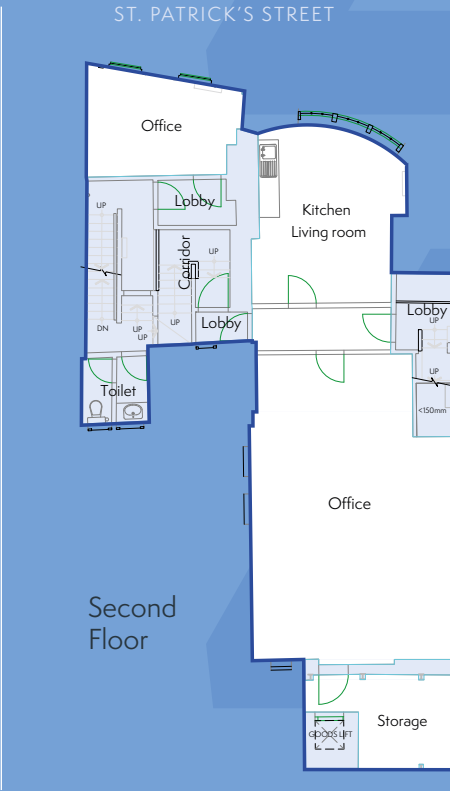
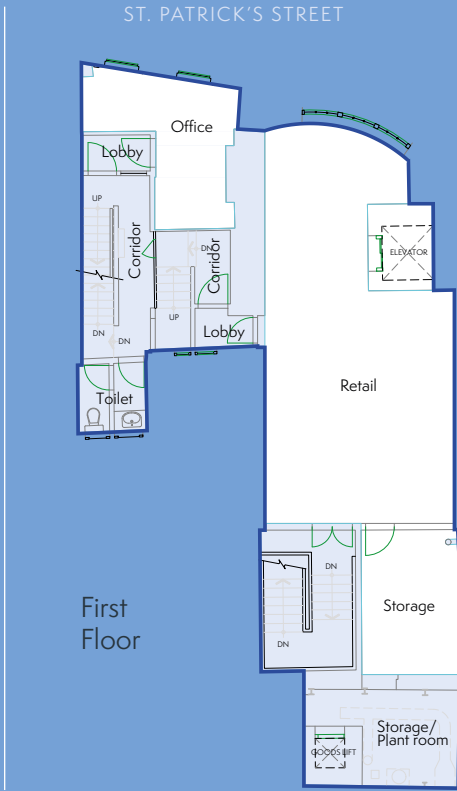
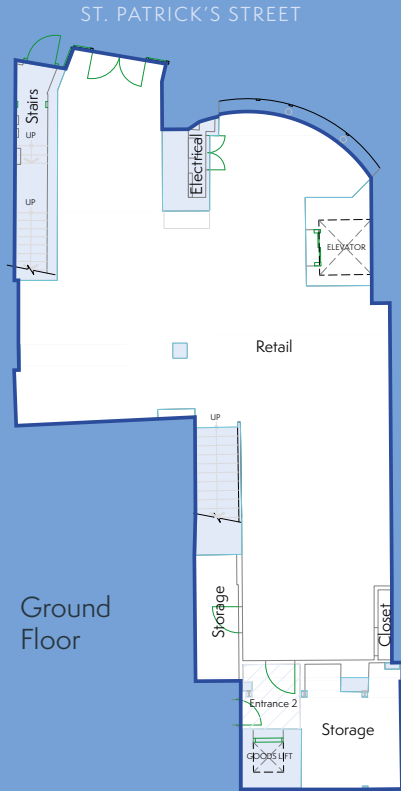
**RIVER ISLAND**

**LIFE STYLE SPORTS**

# 45 46

ST. PATRICK'S STREET  
CORK

## Floor Plans



### Accommodation Schedule

Floor	Use	Sq.m	Sq.ft
Ground	Retail	114.30	1,230
First	Retail	72.7	783
Second	Office/Ancillary	95.4	1,027
Third	Office/Ancillary	73.6	792

### Total Area



356 sq.m/3,832 sq.ft





Optimise your prominence and potential with a coveted pitch on Cork's St. Patrick's Street.

#### LEASE

New lease available on Modern Lease Terms.

#### Rent

On application.

#### Insurance

TBC.

#### BER

Exempt.

#### Rates

Rates payable for 2023 are estimated to be approx. €41,227.

#### Viewing

Viewing strictly by appointment only.

### Joint Agents



James Quinlan

+353 1 6477900

[jquinlan@bannon.ie](mailto:jquinlan@bannon.ie)

PSR: 001830-002130



Lia Dennehy

+353 21 490 6122

[lia.dennehy@savills.ie](mailto:lia.dennehy@savills.ie)

PSR: 002233-003080

Bannon PSRA: 001830 | Savills PSRA: 002233

These particulars are issued by Bannon & Savills on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon & Savills, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon & Savills nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland.