



101
PATRICK
STREET

FLAGSHIP RETAIL BUILDING - TO LET



101 PATRICK STREET

Benefiting from excellent profile to Patrick Street, this high profile retail unit will appeal to both national and international retailers.



Excellent trading position on Cork's Premier Shopping Street



Nearby retailers include Dunnes Stores, Brown Thomas, Penneys and Opera Lane home to Tommy Hilfiger, H&M, River Island amongst others



High level of passing footfall approx. €375k per week



Suitable to a variety of retail uses

101
PATRICK
STREET

H&M

RIVER ISLAND

NEW
LOOK

DUNNES
STORES

next

SKECHERS

Opera Lane

Specsavers

Therapie

Compu B
Electronics

EBS
Gentlemen's
Quarters

TOMMY HILFIGER

Le Chateau

EIR

JB Travel
Agent

Superdry.

Dan Mc Carthy
Chemist

St. Patrick's Street

BROWN THOMAS

INSOMNIA

Ginos Ice
Cream

H. Samuel

Smiggle

McDonald's

peter mark

Ecco Shoes

Fitzgerald Menswear

Hallmark

boojum

PENNEYS

Flying Tiger
Computers

D O'Mahony
Jewellery

Webworkhouse
internet cafe

Ulster
Bank

The Best
Of Buds
Florist

eason

Cook Lane

PANDORA

Dune Shoes

THE
NORTH
FACE

permanent tsb

O'Flynn's
Cafe

vodafone

Cork is set to become the fastest growing city in Ireland over the next 20 years.



Cork City has a combined metropolitan population of 200,000 persons and rises to over 500,000 persons within a 60km radius. Cork is set to become the fastest growing city in Ireland over the next 20 years with the population expected to almost treble under the combination of the National Development Plan 2040 and the Extension of the City boundaries. Cork has a combined full time and part time student population of over 30,000 with two major 3rd level institutions. UCC named Irish University of the Year on five separate occasions.



Patrick Street is Cork city's premier retail thoroughfare and is home to a number of international and national retailers including, such as H&M, Tommy Hilfiger, Penneys, TK Maxx, M&S, as well as Brown Thomas.

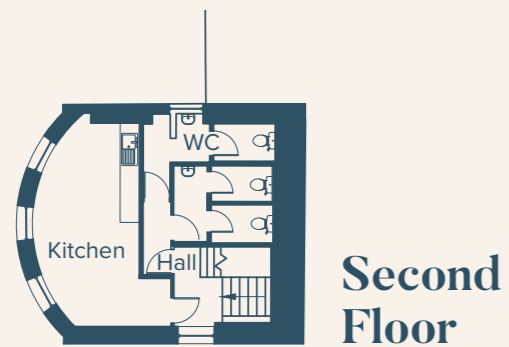
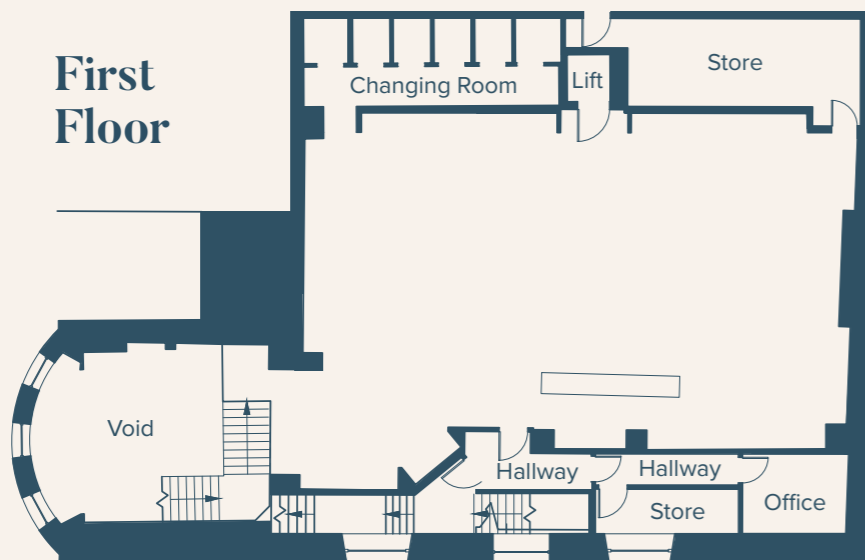


This high profile retail unit will appeal to both national and international retailers.

This is a four storey end terraced property with a total floor area of 616 sq m (6,632 sq ft). The ground floor retail area is 300 sq m and the first floor retail extends to 255 sqm. The second and third floor are back up areas consisting of stores and staff quarters.

It benefits from excellent profile to Patrick Street with 7.2 meters of frontage. This high profile retail unit will appeal to both national and international retailers.

Floor Plans



Schedule of Accomodation

Area	Use	Sq. m.	Sq. ft.
Ground	Retail	299.7	3,225
First	Retail	254.5	2,739
Second	Storage / Staff	20	215
Third	Storage / Ancillary	42.1	453
Total		616.3	6,632

Cork City



Cork city is served by Cork Airport, which operates a growing number of international flights including the USA and Europe. Cork Airport was awarded the title of Europe's Best Airport by ACI (Airport Council International) and is Ireland's fastest growing airport employing direct employment to 2200 people.



Cork is home to global technology and life sciences companies, such as Apple, Dell, Pfizer, Johnson & Johnson, Stryker and many others who appreciate the research and education infrastructure of the region. Many more continue to migrate to Irish shores strengthening a dynamic economy and driving GDP growth above US and EU levels.



Ireland has the highest growth rate in Europe according to Eurostat. With a high disposable income, compared to other European cities, highly educated, youthful consumers are accelerating Ireland's economic growth far beyond the EU average.



Cork is connected to Ireland's capital city, Dublin, via the M8 motorway and will see you travel between the two cities in just under 3 hours.



Cork boasts an array of superior standard hotels providing top quality accommodation. Cork offers just over 8,500 beds, approved by Fáilte Ireland – The National Tourism Development Authority.

Looking Forward...



Cork City Council has permanently pedestrianised 17 streets in order to facilitate outdoor dining as a result of the positive reaction to 'Reimagining Cork City' initiative introduced in response to the pandemic in 2020.



Taoiseach Micheál Martin announced in March a €405 million allocation for Regeneration Projects in City and County with €353 million to be invested in Cork Docklands Project and €47 million Grand Parade project includes new 7,700m² city library with aim of 1 million visits a year.



Cork Harbour is in the process of being transformed into an offshore renewables hub by the private sector in a bid to become an unparalleled hub for floating offshore wind, with circa €200m of investments already underway Source: Cork Chamber.



Cork is paving the way for sustainability in Ireland with various initiatives introduced such as the temporary pedestrianisation of 1.3 km of city streets and the waiver of outdoor seating licence fees to allow up to 1,000 residents and visitors to eat and drink alfresco; enhanced greening of the City; the pedestrianisation of a further 1.3 km of amenity space at the Marina; the improvement of existing cycling infrastructure (including that improved bike parking with the installation of 43 new cycling racks capable of accommodating at least 500 bike) and the creation of 4 km of new cycle lanes citywide. Cork City Council invested just under €2m in these programmes



Further Information & Contacts

BER exempt

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