



39 ST.
PATRICK'S
STREET
CORK

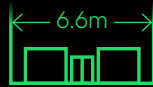
CORK'S PREMIER RETAIL DESTINATION

39 ST. PATRICK'S STREET CORK



The Opportunity

A unique chance to trade in the heart of Cork city's thriving retail district.



6.6m Frontage

on to St Patrick's Street and situated in an impressive period building. 39 St Patrick's Street features an open plan modern retailing layout.



Annual Footfall

St. Patrick's Street enjoys an annual footfall of c. 18 million people



Car Parking

There are c. 2,580 car parking spaces in the direct vicinity.



Cork's Premier Shopping Location is home to many high profile high street brands placing 39 St Patrick's Street as an ideal opportunity for both National and International retailers.

Neighbouring anchor retailers on the street include: Brown Thomas, Marks & Spencer, Debenhams, Penneys, Dunnes Stores, River Island and Topshop.

Annual footfall of c. 18 million people. There are c. 2,580 car parking spaces in the direct vicinity.

Easily accessible via all city centre transport routes & superbly located near the entrance to the high-profile Opera Lane shopping street.



Capitalise on Ireland's Powering Economy



Population of
4.85 million
(United Nations 2019)



Youngest Population
in Europe
(IDA Ireland)



5.2 million
Projected population
to reach 5.2 million
by 2031
(CSO)



2.3 million
people in employment -
highest number since
records began
(CSO)



65.4%
of the population live in
Urban Areas. 400,000
people live in the Cork
Metropolitan Area
(Census 2016)



Improving Consumer Confidence
130% rise in Consumer
Confidence since 2008
(CSO 2019)



6.7% GDP expansion
in 2018
(Central Bank of Ireland)



6%
growth in spend
by overseas visitors y-o-y
(Failte Ireland)

Accommodation Schedule

Floor	Use	Sq. M	Sq. Ft
Ground Floor	Retail	206.6	2,224
First Floor	Retail	203.4	2,190
Second Floor	Storage/Ancillary	170.9	1,840
Third Floor	Storage/Ancillary	104.5	1,125
Total		685.4	7,379

Aerial



39 ST. PATRICK'S STREET CORK

Lease

New lease available on modern terms.

Rent

On Application

Insurance

€2,710.91

BER

TBC

Rates

Rates for 2020
Local Authority Rates Payable are €47,602.55

Agent

Viewing strictly by appointment only.



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