## **FOR SALE** 2-3 Princes Street, Cork



# Investment / Owner Occupier Opportunity 217 sq m / 2,335 sq ft approx.

#### **Property Highlights**

- Prime Retail Opportunity
- The property occupies an excellent location on Princes Street, adjacent to Patrick Street and The English Market
- Princes Street is a busy pedestrianised street that links Patrick to Oliver Plunkett Street
- Adjoining occupiers including Game Stop, Ann Summers, Ecco Shoes, Starbucks, The Body Shop, Fat Face, Holland & Barrett and the main entrance to the English Market
- The building extends to 217 sq m (2,335 sq ft) approx., laid out with retail at ground floor, storage and ancillary accommodation on the 3 upper floors







### Contact

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#### Location

The property occupies a prime location on Princes Street, close to its junction with Patrick Street. Princes Street is a busy pedestrianised street that links Oliver Plunkett Street to Patrick Street. Nearby occupiers include Game Stop, Holland & Barrett, Fat Face, Ann Summers, Ecco Shoes, Starbucks, lago, Cummins Sports, Body Shop and the main entrance to the English Market is opposite the property. Patrick Street which is adjacent, accommodates all of the major department stores and multiples.

#### Description

The property comprises a four storey mid terrace building of traditional construction. The building is currently laid out with a retail shop at ground floor complimented by 3 upper floors that accommodate storage and ancillary staff facilities. Attractive display frontage to Princes Street. The building requires some capital expenditure.

#### Accommodation

The approximate floor areas of the property are as follows;

Floor	sq m	sq ft
Ground Floor	71.53	770
First Floor	54.35	585
Second Floor	51.10	550
Third Floor	40.00	430
Total	216.98	2,335



BER E1 Ber No. 800452500 Energy Performance Indicator: 995.18 kWh/m2/yr.

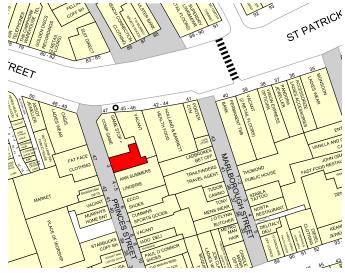
#### Price

On application.

#### Viewings

View by appointment with the sole agents Cushman & Wakefield.







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