

FOR SALE

HIGH STREET COMMERCIAL / DEVELOPMENT OPPORTUNITY

**26 Patrick Street
& 19 Winthrop Street**
CORK



1,082 SQ M / 11,651 SQ FT PLUS REAR YARD

11,650 sq ft
prime commercial /
development space
on Patrick Street, Cork
for sale with vacant
possession, located
between Brown Thomas
and Penney's



The Details



The Property

Previously occupied by AIB Bank, the building comprising a former banking hall at ground floor level and offices over the 1st and 2nd floors. There is also a large and secure yard to the rear of the property with vehicular access.



Size

Floor	Area sq. m*	Area sq. ft*
GROUND	428.15	4,609
FIRST	379.2	4,082
SECOND	275	2,960
TOTAL	1,082	11,651



Location

Prime city centre location with dual frontage and access from Patrick Street and Winthrop Street. Vehicular access is also available to the enclosed rear yard from Robert Street.



Neighbouring Occupiers

Strategically situated between Brown Thomas and Penneys, opposite Dunnes Stores on Patrick Street, and next to McDonalds, Smiggle and Boojum on Winthrop Street.



Zoning

Zoning Objective 05 City Centre in the Cork City Development Plan 2022 – 2028. To facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth.



Tenure

Vacant possession

Property & Location

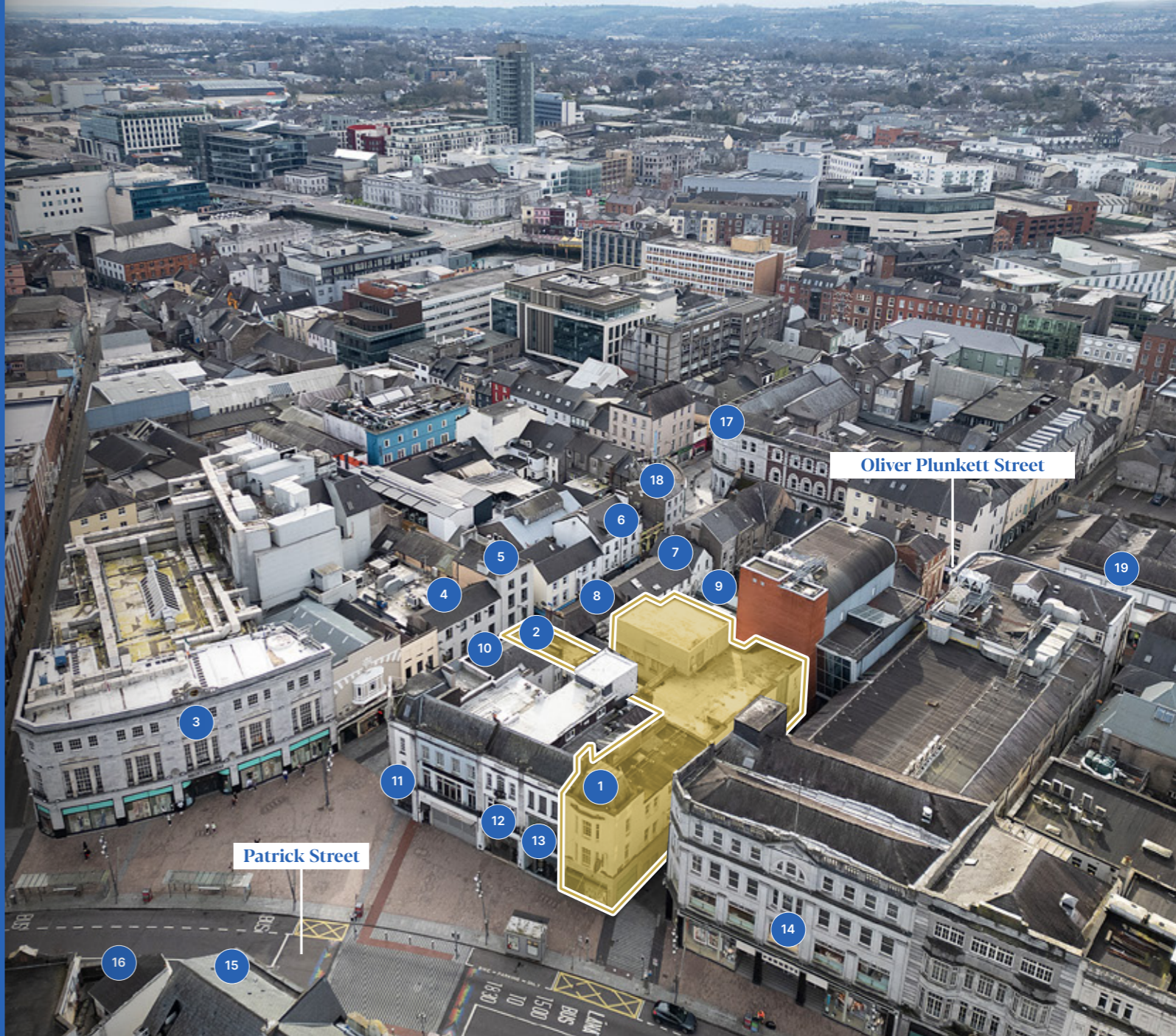


Dual access from Patrick Street and Winthrop Street, the property also benefits from a large rear yard with vehicular access from Robert Street



Core city centre location, the property is suited to a wide range of mixed uses including retail, food & beverage, residential, education and offices.

- 1. 26 Patrick Street (The Property)
- 2. 19 Winthrop Street (The Property)
- 3. Brown Thomas
- 4. McDonalds
- 5. Boojum
- 6. O'Briens
- 7. O'Flynn's Sausages
- 8. Sprout
- 9. Winthrop Arcade
- 10. Smiggle
- 11. Austen & Blake
- 12. WH Smith
- 13. Fitzgeralds Menswear
- 14. Penneys
- 15. Dunnes Stores
- 16. Mango
- 17. GPO
- 18. Vodafone
- 19. Guineys





SITE OUTLINE

TENURE

To be sold with vacant possession

TITLE

Freehold

VIEWINGS

Strictly by appointment

BER

BER C3

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