

TO LET

**79/80 Grand Parade,
Cork.**



Iconic Cafe / Restaurant Opportunity

203 sq m / 2,185 sq ft approx.

Property Highlights

- Prime high profile food outlet opportunity in the heart of Cork City
- One of Cork city's best known buildings
- Excellent high footfall location
- Extensive dual frontage to Grand Parade and Washington Street
- Centrally situated on Grand Parade between Patrick Street (Cork's premier retail street) and Washington 'Village' with its attractive range of bars, restaurants and cafés
- Nearby occupiers include Centra, Cork's English Market, Home Sense, Lifestyle Sports, McDonalds, Soho, Meta, Timberland etc.
- Ground and First Floor Own Door premises

Contact

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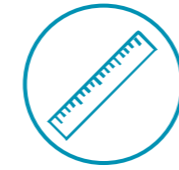
79/80 Grand Parade, Cork



Strategic City Centre location



Cafe/Restaurant Opportunity



2,185 Sq Ft



Iconic Building offering superb profile and branding



Located in Cork city's main shopping districts



Situated in Cork's main restaurant and entertainment zone

The Location

The subject property is located at the junction of Grand Parade and Washington Street, adjacent to Daunt Square and Patrick Street. Grand Parade connects Patrick Street to Washington Street and South Mall. Patrick Street is regarded as Cork's premier retail thoroughfare with all the major department stores and multiples having representation on the street.

Nearby occupiers include Home Sense, Lifestyle Sports, Centra, Lloyds Pharmacy, Phelans Pharmacy, Foot Solutions, Dealz, McDonalds, TK Maxx along with the world famous English Market. Washington Street is regarded as the home of entertainment in Cork City with a range of bars, restaurants and cafés.



Description

The property comprises the ground and first floor of 79/80 Grand Parade and 51/52 Washington Street. The building is currently being redeveloped to create a vibrant mixed use building with a cafe/restaurant at ground floor and 7 overhead apartments. The ground and first floor will comprise an own door self contained premises with extensive frontage and visibility (Planning Ref: 20/39715).



Accommodation

Approximate floor areas are as follows;

Floor	Use	Sq M	Sq Ft
Ground	Cafe/Restaurant	98	1,055
First	Cafe/Restaurant	105	1,130
Total		203	2,185

BER details

BER Rating: C2

BER Number: 800667834

Energy Performance Indicator: 558.66 kWh/m/yr

Rent

On application.

Viewing

Strictly by prior appointment with the sole agents
Cushman & Wakefield.

Contact

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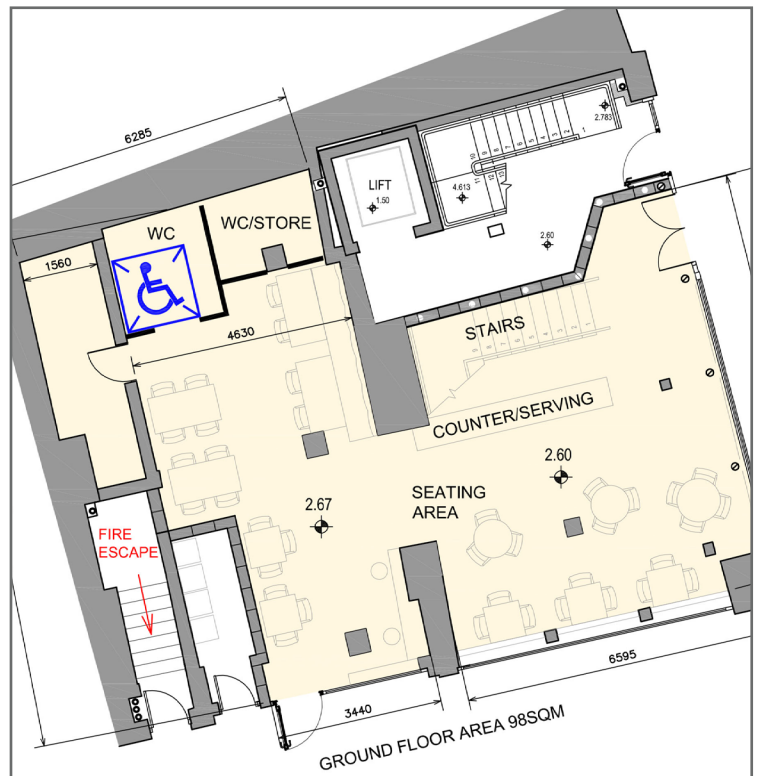
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Ground Floor Layout



First Floor Layout

