

62

OLIVER PLUNKETT STREET, CORK

BILLY FASHION

REGATTA
GREAT OUTDOORS

70%
SALE

70%
SALE

Tenants not affected

 **Knight
Frank**

Lisney
COMMERCIAL REAL ESTATE

62 OLIVER PLUNKETT STREET
OCCUPIES A PROMINENT POSITION IN
THE HEART OF CORK CITY CENTRE

INVESTMENT HIGHLIGHTS

-  Compact easily managed investment opportunity with secure rental income
-  Total accommodation extends to approx. 395 sqm (4,250 sqft) with approx. 156 sqm (1,680 sqft) at ground floor level.
-  High profile four-storey corner building with frontage onto Oliver Plunkett St
-  Self-contained ground floor retail unit with ancillary storage accommodation overhead.
-  Current rent of €70,000 per annum exclusive
-  Fully let to Regatta Great Outdoors
-  Neighbouring occupiers include Pamela Scott, Keanes Jewellers, The English Market, The Body Shop, and Euro Giant.



LOCATION

The property is centrally situated in Cork city centre on the south side of Oliver Plunkett Street, directly opposite the entrance to the renowned English Market. It occupies a prominent position towards the western end of the street, between the key intersections of Grand Parade and Princes Street.

Oliver Plunkett Street is a vibrant and established city-centre destination, benefiting from strong pedestrian activity and a diverse mix of retail, hospitality and leisure occupiers. The street is a designated Pedestrian Priority Zone and is pedestrianised from 11am to 4am daily, creating an attractive environment for shoppers, visitors and city-centre workers.

The property benefits from excellent connectivity to Cork’s principal retail and commercial areas, with Grand Parade, Patrick Street and South Mall all within easy walking distance.

DESCRIPTION

The property comprises a self-contained ground floor retail unit with ancillary office/storage accommodation to the rear and overhead. The property forms part of a high profile four storey end of terrace commercial premises fronting Oliver Plunkett Street. Internally the premises is fitted to a high standard. The ground floor comprises a modern shop front with glazed frontage to Oliver Plunkett Street.

SCHEDULE OF ACCOMMODATION

Description	Sq.m	Sq.ft
Ground Floor Retail	116.3	1,252
Ground Floor Stockroom	39.8	428
First Floor Front Stockrooms	39	420
First Floor Rear Office/Stockrooms	84.1	905
Second Floor Front Stockrooms	22.1	238
Second Floor Rear Stockrooms	71.2	766
Third Floor Stockrooms	22.4	241
Total	394.9	4,250

TENANCY SCHEDULE

Tenant	Lease Start	Break Option	Rent Review	Lease Expiry	€ Rent P.A
Regatta Great Outdoors Ireland Ltd t/a Regatta Great Outdoors	6th June 2017	-	-	5th June 2027	€70,000

REGATTA

Regatta Great Outdoors Ireland Limited was set up in June 2013. Regatta is one of Ireland's most popular outdoor clothing retailers with over 30 outlets nationwide. Vision-net which is a credit risk assessor of Irish based companies provided the company with a credit score of 84 (low trade risk) and it would be regarded as a good covenant.

Further tenancy details and covenant information available on request.



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Method of Sale

The property is for sale by Private Treaty

Price

€800,000

Title

Freehold

Viewings

Strictly by appointment with joint selling agents

BER



Full Building Energy Rating certificate and advisory report are available on request.

CONTACT DETAILS

Joint Agents



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