



76

PATRICK STREET, CORK

Tenants not affected



Lisney
COMMERCIAL REAL ESTATE

INVESTMENT HIGHLIGHTS



Approx. 368.67sqm (3,968sq ft)



Compact easily managed investment opportunity with secure rental income



Commercial property comprising an established retail operator at ground floor and a Dental Surgery overhead



Fully Occupied



Current rent of €80,000 per annum exclusive



High profile four storey mid terrace building fronting onto Patrick Street



76 PATRICK STREET OCCUPIES A PROMINENT POSITION IN THE HEART OF CORK CITY CENTRE

LOCATION

The property is centrally situated in Cork city centre fronting Patrick Street at its western end. Patrick Street is Cork's prime shopping street and principal retail thoroughfare and is host to a number of major department stores such as Brown Thomas, Dunnes Stores and Penney's nearby and immediately adjacent occupiers to the subject property include Sostrene Grene, Bank of Ireland, McDonalds, Dealz, Normal, Boots.

DESCRIPTION

The property comprises a four storey mid terraced commercial property fronting Patrick Street. The high profile premises is laid out with a self-contained retail unit at ground floor level which features a modern, glazed frontage onto Patrick Street and is currently occupied on 10 year lease by Liberty Clothing.

There is a dental surgery on the first floor level occupied by The National Implant Centre on a 5 year lease, who's demise also includes the second floor which is currently in office/storage use. The top floor remains vacant and is in storage use.

ACCOMMODATION / TENANCY SCHEDULE

Floor	Floor Area (sq ft)	Tenant	Lease Start	Break Option	Rent Review	Lease Expiry	€ rent p.a
Ground & First Floor Rear	2,169	Liberties Recycling Training and Development CLG	15.01.2025	15.01.2030	15.01.2030	15.01.2035	€65,000
First Floor Front & Second Floor	1,200	National Implant Centre Limited	01.11.2024	01.11.2027	-	01.11.2029	€15,000
Third Floor	600	Storage	-	-	-	-	-
Total:	3,969						€80,000



LIBERTY RECYCLING

Training and Development Company Limited By Guarantee was set up in July 2001. Vision-net which is a credit risk assessor of Irish based companies provided the company with a credit score of 87 (low trade risk) and it would be regarded as a good covenant. Liberties Recycling is a registered non-profit social enterprise and a company limited by guarantee that operates charitable shops and textile recycling programs. They have 9 shops nationally and over 65 employees.



CORK DENTAL WELLNESS

Cork Dental Wellness Limited was set up in September 2022 and is an established dental surgery. Vision-net which is a credit risk assessor of Irish based companies provided the company with a credit score of 77 (fair 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

€875,000

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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