



Former Bank of Ireland Unit

Devere Hall Student Centre, UCC, College Road, Cork, T12 XR6F

Unique Commercial Opportunity on UCC Campus Available Immediately

159 sq m
(1,711.46 sq ft)

- Prime UCC Campus Location
- Excellent Visibility & Accessibility
- High Footfall & Strong Student Catchment
- Opportunity to Establish a Campus Presence
- Suitable for a Variety of Commercial Uses

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Summary

Available Size	159 sq m
Rent	€27,500 per annum + VAT
Rates Payable	€3,844.50 per annum
Service Charge	€2,500 per annum
Legal Fees	Each party to bear their own costs
BER Rating	B (801180647)

Description

An exceptional opportunity to lease a commercial unit extending to approx. 159sqm (1,711sqft) within Devere Hall Student Centre at University College Cork (UCC). Formerly occupied by Bank of Ireland, the unit occupies a prominent ground floor position within the Student Centre, immediately adjacent to an established cafe and hair and beauty salon. Its position within this vibrant hub provides excellent visibility and places the property at the centre of a diverse range of complementary student-focused amenities.

Devere Hall Student Centre provides a comprehensive mix of facilities, including a convenience store incorporating academic book sales and stationery, a merchandising store, two cafes, a bar/restaurant and conference facilities. This established mix of uses creates a dynamic environment and provides occupiers with access to a strong and consistent customer base. The unit presents a rare opportunity for an occupier to establish a commercial presence within the heart of the UCC campus, with the potential to accommodate a range of complementary retail, service or commercial uses.

Location

University College Cork is one of Ireland’s leading third-level institutions, with a university population understood to exceed 26,000 students and 3,500 staff. The campus represents a substantial and diverse catchment, with Devere Hall Student Centre serving as a key focal point for day-to-day campus activity.

The Student Centre operates six days per week during the academic year and five days per week during the summer months, generating regular footfall throughout the year and providing occupiers with the potential for year-round trading. The availability of this unit represents a unique letting opportunity within one of Ireland’s most prominent third-level institutions, offering an attractive combination of location, visibility and established footfall, together with access to a large and diverse customer base.

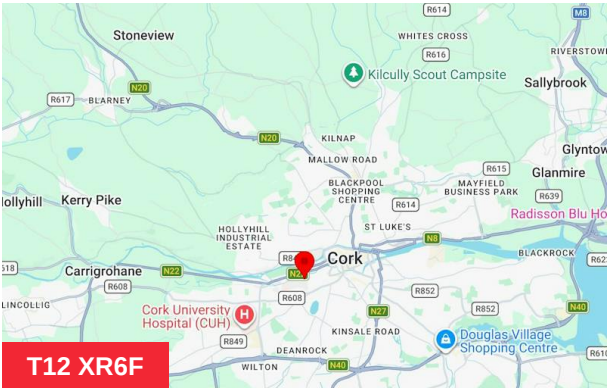
Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,711.46	159
Total	1,711.46	159

Specification

The unit features a flexible layout capable of adaptation to suit the requirements of an incoming occupier.

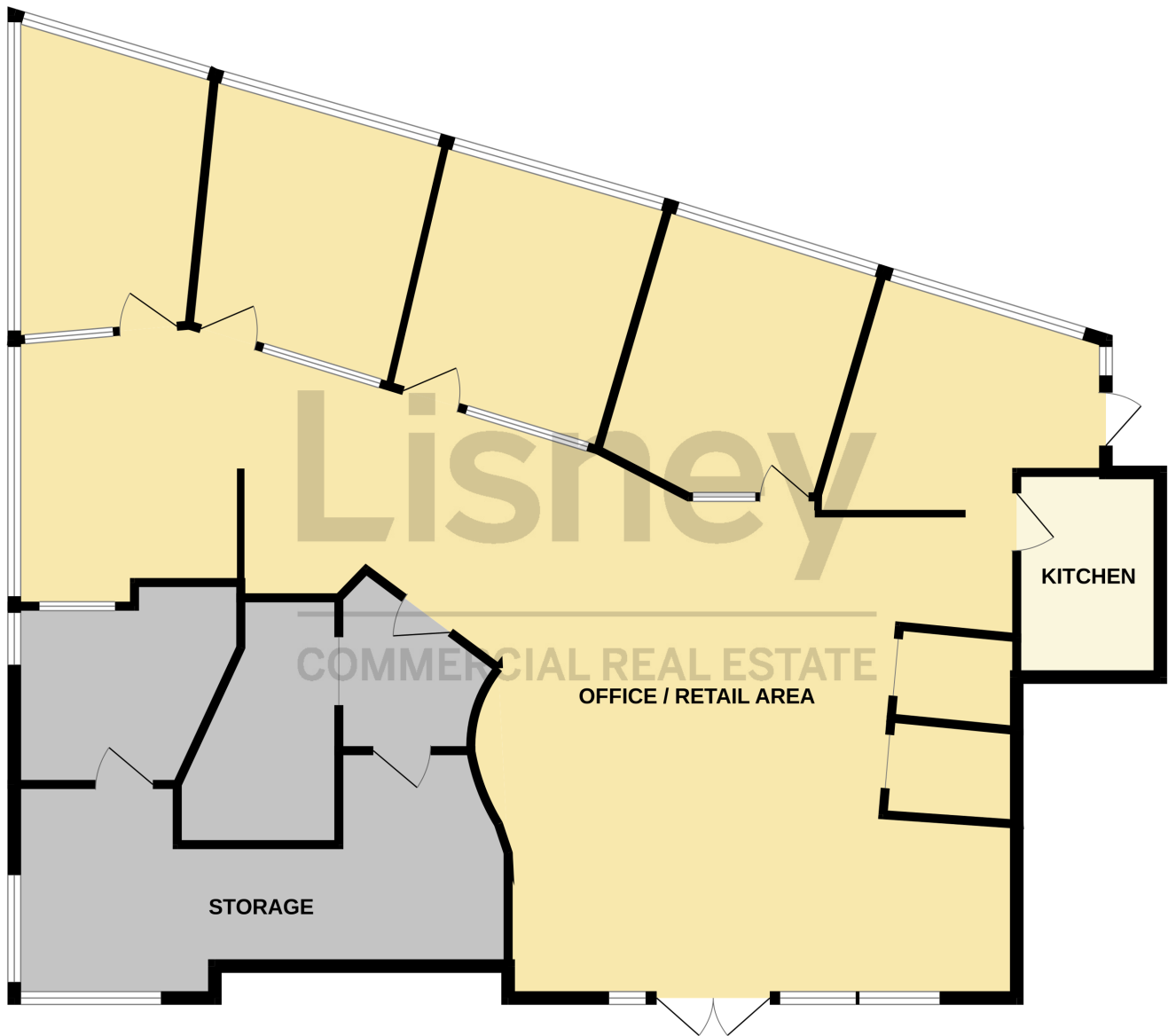


Viewing & Further Information

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GROUND FLOOR
159.0 sq.m. approx.



TOTAL FLOOR AREA : 159.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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