

**EMU 5, Paul Street Shopping Centre,  
Cork City.****021 427 77 17**[www.cdacork.com](http://www.cdacork.com)

Substantial retail unit extending to some 1,130 sq ft approx. over ground and mezzanine floors.

The unit benefits from a glazed façade and profile positioning within the Paul Street Shopping Centre, immediately fronting the Tesco checkouts and the main pedestrian entrance doors to the multi-storey car park.

This air conditioned unit is presented with services such as water and drainage and previously operated as Holland & Barrett.

Adjoining occupiers in the centre include Tesco, O'Briens Sandwich Bar, Sky, Lee Travel, Caspian Barbers, Elysees Beauty Salon, with additional surrounding occupiers such as The Linen Weaver, Ali's Kitchen, Nandos, Boots and Opera Lane.

Paul Street Shopping Centre, anchored by a 30,000 sq.ft Tesco Store, has the benefit of being attached to Cork's largest multi-storey car park with over 730 car spaces in total.

**Viewings Strictly By Appointment With Sole Agency****TO LET**



### Location:

Paul Street Shopping Centre is located in the heart of Cork City just 100 metres from Patrick Street and at the centre of all Cork's newest retail developments at Cornmarket Centre, Half Moon Street & Opera Lane.

### Accommodation:

FLOOR	SQM	SQFT
Ground Floor	65.1	701
Mezzanine Floor	39.9	429
Total Available Approx.	105	1,130

### Rates:

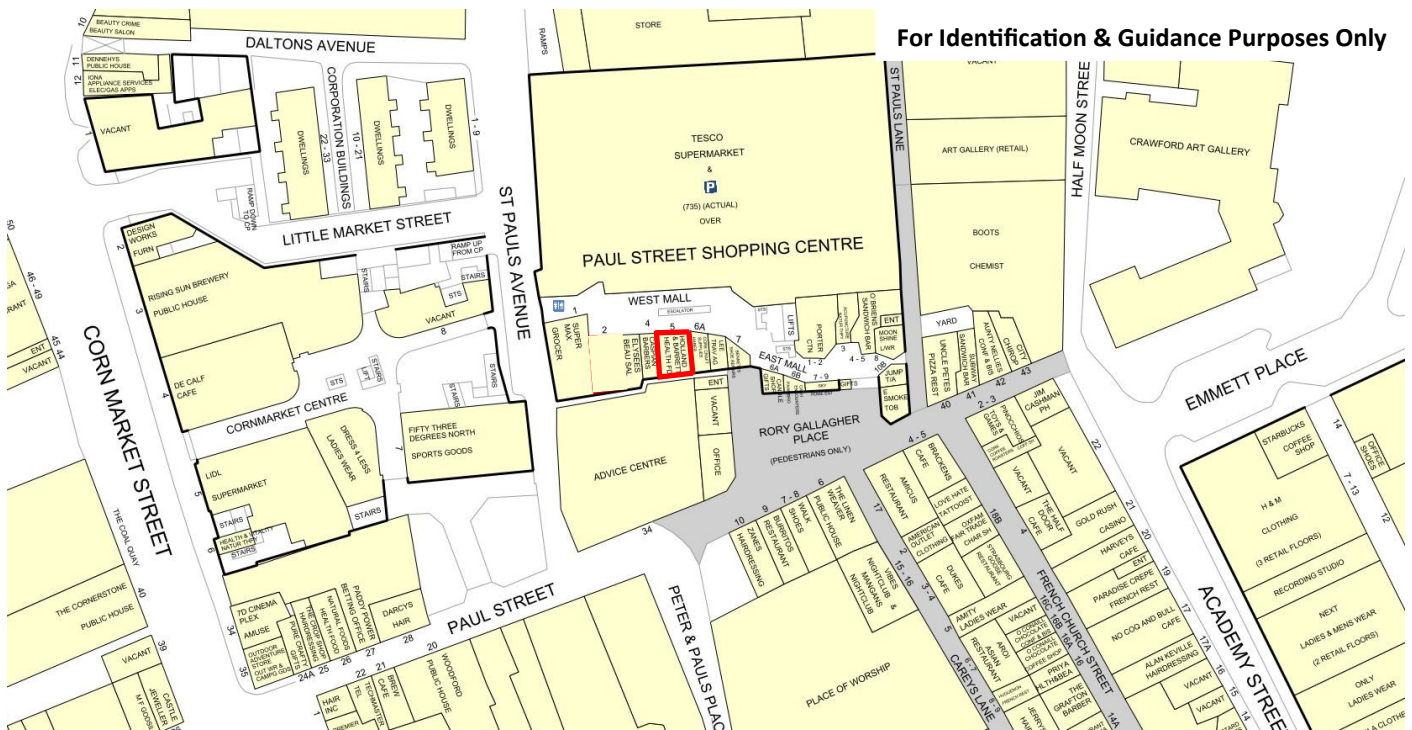
€6,300 approx. (2020)

### Service Charge:

€7,150 approx. plus VAT (2020)

### Insurance:

€1,425 approx. (2020)



For Identification & Guidance Purposes Only

### Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan E-mail: [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)

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