

CITY CENTRE INVESTMENT OPPORTUNITY

For Sale by Private Treaty
(Tenants Not Affected)

19 & 20 PRINCES STREET & 25 & 26 MARLBORO STREET CORK CITY For Sale in One Lot



- City Centre Investment Opportunity
- Current contracted Rent of €96,300 per annum
- Asset management opportunity
- High profile location fronting both Princes Street and Marlboro Street



DESCRIPTION

19 & 20 Princes Street

19 & 20 Princes Street consist of mid terrace commercial buildings located over three floors. 19 Princes Street consists of a ground floor café/restaurant with pedestrian access onto Princes Street and Marlboro Street. The upper floors of Number 19 are interconnected with 20 Princes St and consist of kitchen facilities, pantry, toilets and staff areas.

Number 20 Princes Street consists of a ground floor retail unit. The property is used as a laser and beauty clinic and is designed with 6 treatment rooms, toilets and a reception area.

25 & 26 Marlboro Street

25 & 26 Marlboro Street is a mid-terraced property with a varied mix of occupiers. The ground floor is occupied by Cahalane Skuse who have their own entrance onto Marlboro Street. The other portion of the ground floor is occupied by Yang Sheng Japanese Treatment which is fully self-contained. The upper floors are accessed from a communal entrance on the ground floor, which gives access to the first, second & third floor offices.

TENANCY SCHEDULE

PROPERTY	TENANT	DESCRIPTION	TERM	CONTRACTED RENT PA Exclusive
19 Princes Street	Nash 19	Café/Restaurant	35 year lease from 6th August 1990	€42,000
20 Princes Street	Advanced Laser Light	Retail	8 year lease from 1st April 2011	€25,500
25/26 Marlboro St.	Cahalane Skuse	Auctioneers	10 year lease from 1st July 2017	€10,800
25 Marlboro St.	Yang Sheng	Japanese Therapy	10 year lease from 1st August 2017	€12,000
25/26 Marlboro St.	Barry Sheehan Solicitors	Solicitors	10 year lease from 1st July 2017	€4,500
25 Marlboro St.	Timothy J. Hegarty & Son Solicitors	Solicitors	50 year lease from 1974 with a rent review in August 2019	€1,500
				€96,300



For Identification Purposes Only – Not to Scale

LOCATION MAP



For Identification Purposes Only

BASIS OF SALE

The property is being offered for sale by Private Treaty by the joint selling agents

BER



BER Number– 800531295

BER Number – 800531469

VIEWINGS

Viewings are strictly by prior appointment through the joint selling agents.

TENURE

Marketable Title

SOLICITOR

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