



SHOWGROUNDS

SHOPPING CENTRE | CLONMEL





EXECUTIVE SUMMARY



Available units range from kiosk space to 333 sq.m (3,586 sq.ft)



M&S Anchor, 2,098.1 sq.m (22,584 sq.ft)



TK Maxx, 2,223.1 sq.m (23,929 sq.ft)



Iceland, brand new to the centre, 775 sq.m (8,014 sq.ft)



Total Size
125,881 Sq ft



Shops
29



Food & Leisure
3

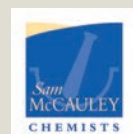


Car Spaces
360

M&S



eason



DESCRIPTION

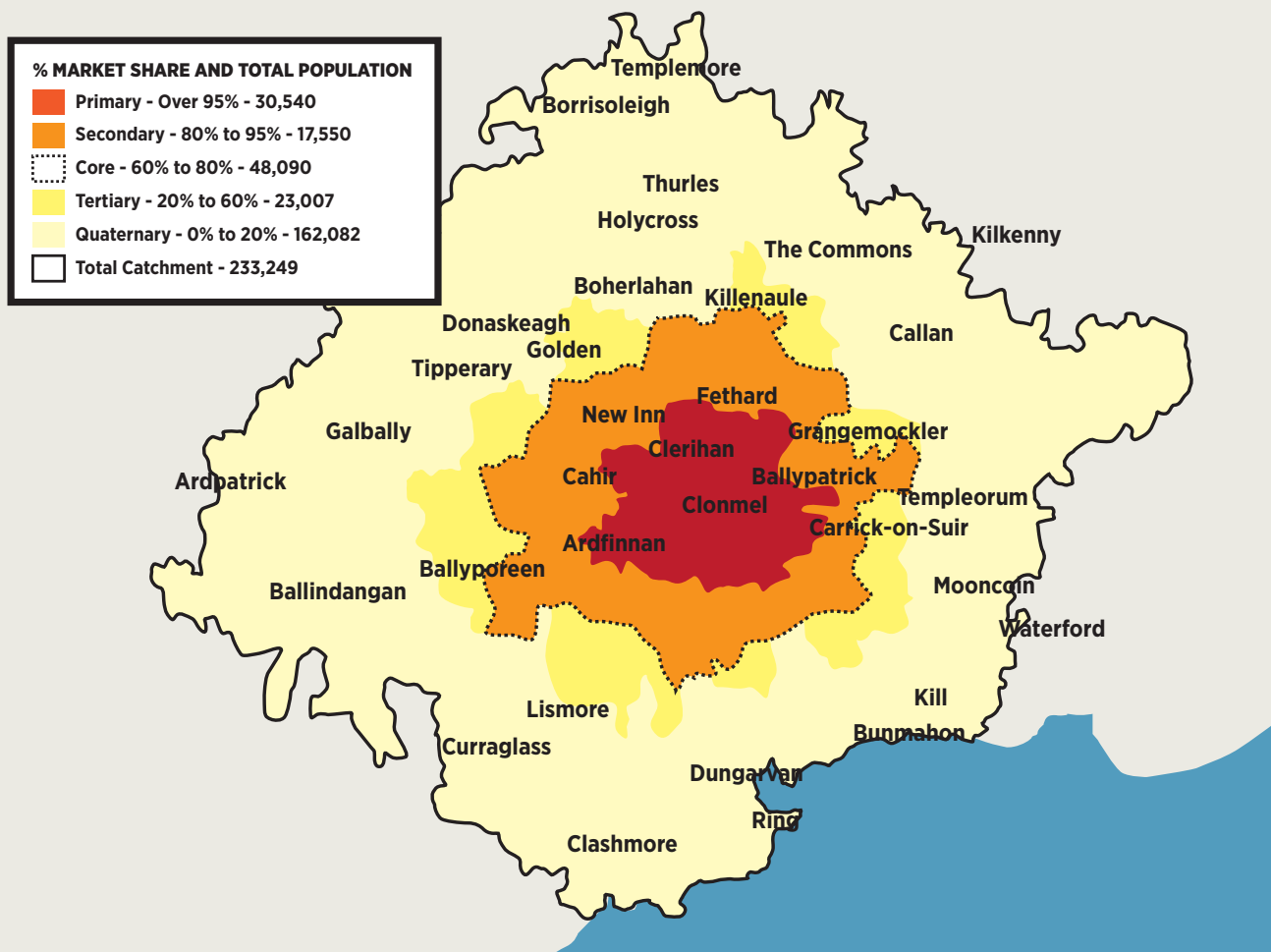
Showgrounds Shopping Centre was developed in 2009 and comprises of 29 retail units. The main anchor is Marks & Spencer's which offers drapery and a Food Hall. This is the only Marks & Spencer's store in South-East Ireland. Further anchors in the scheme include TK Maxx and a new Iceland. Other key tenants include The Edinburgh Woollen Mill, Easons, Argos, BB's Café, Rockin' Joe's, Sam McCauley, Pamela Scott, Name It, Only, Vila and more. The shopping centre is spread over 2 floors, with 360 free car parking spaces. We have internal and external units available to let, ranging from kiosk space to 333 sq m (3,586sq ft).





LOCATION

Clonmel Town is located in the heart of County Tipperary and is often referred to as the 'Capital of the South Midlands'. It is located approximately 171 km south west of Dublin and 100km North East of Cork. Clonmel is Tipperary's largest regional town with a population of approximately 18,124 (Census 2011). Showgrounds Shopping Centre is the leading covered scheme in the town and is a natural extension of Clonmel Town Centre, located a brief 7 minute walk from the town centre



CATCHMENT AREA

The population within Clonmel's Core catchment is c. 48,090, within a 30 minute drive of the centre. The total catchment area has a population of 233,249, with a comparison goods spend potential of €455.2 million per annum.

Clonmel ranks 26th nationally out of 483 Retail Footprint Ireland centres based on Comparison Goods market potential, this places Showgrounds within the top 5% of retail centres in Ireland. Clonmel is ranked as a 'Medium Regional Town' and is ranked 5th nationally, behind Tralee, Enniskillen, Wexford and Kilkenny.

The retail mix in the centre is generally orientated towards the mass-market, but with some value tenants, the centre is well aligned to the Clonmel shopper group.

Source: Retail Footprint Ireland, 2014 Source: CACI Ltd, 2014

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VIEWINGS: All viewings are strictly by appointment through the joint letting agents.

CONTACT DETAILS:

Cushman & Wakefield,
164 Shelbourne Road, Ballsbridge,
Dublin 4, Ireland.
T: +353 (0) 1 639 9300
Web: www.cushmanwakefield.ie

Sandra Fitzgibbon

T: +353 (0) 1 639 9343
E: sandra.fitzgibbon@cushwake.ie

Rebecca Headon

T: +353 (0) 1 639 9223
E: rebecca.headon@cushwake.ie

HWBC,
80 Harcourt Street
Dublin 2, Ireland
T: +353 (0) 1 775 0500
Web: www.hwbc.ie

Sharon Walsh

T: +353 (0) 1 775 0511
E: swalsh@hwbc.ie

Gavin Brennan

T: +353 (0) 1 775 0513
E: gbrennan@hwbc.ie



■ UNITS
■ MALL AREA
■ SERVICE AREA

Not to scale -
for indicative purposes only.

Conditions to be noted: **1.** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. **2.** The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. **3.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. **4.** In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. **5.** The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. **6.** Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. **7.** The Vendor reserves the right not to accept the highest or any offer made.