

For Sale

Unit 6, Market Cross Shopping Centre, Co. Kilkenny



Property Highlights

- Excellent opportunity to acquire a high profile retail premises in the heart of Kilkenny.
- The property comprises a retail unit occupied by Dubray Books and located in the busy Market Cross Shopping Centre which hosts a number of national and international retailers.
- The entire extends to 178.46 sq m (1,921 sq ft) approx.
- Notable tenants in the scheme include Insomnia, Peter Mark, Super Valu, Specsavers, Dealz, Penney's and Holland & Barrett.
- Multi storey car park is conveniently situated directly opposite the shopping Centre catering up to 500 cars.
- Close to a variety of city landmarks and tourist attractions such as the train station, Kilkenny Castle, the river Nore and Kilkenny Court House.

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Location

The property is located in the Market Cross Shopping Centre in the heart of Kilkenny.

Kilkenny has a strong retail provision, providing an estimated 300 retail units within Kilkenny City, ranging from multi-nationals to more exclusive boutiques. The City is served by the main retailing areas, of the High Street and Market Cross Shopping Centre, anchored by Pennys.

Market Cross Shopping Centre is a well established scheme laid out over two floors and comprising over 40 stores. It has an open-air atmosphere with over 500 covered car parking spaces.

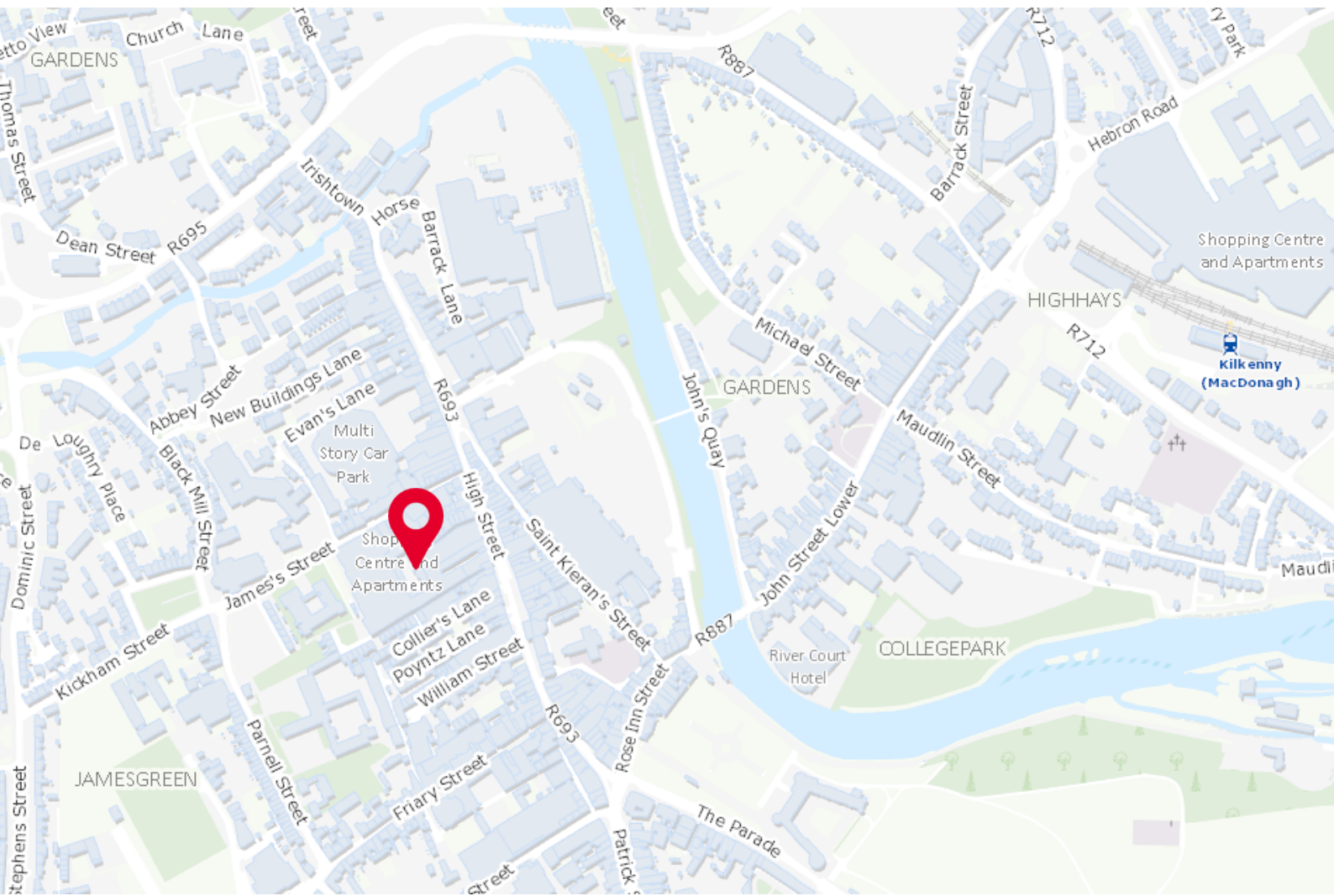
The centre has three pedestrian entrances, these being: from High Street, James' Street and Chapel Lane. The two main pedestrian entrances are the entrance from High Street and the main entrance into the Centre which is directly opposite the Market Cross multi storey car park on James' Street.

Description

The property comprises a retail unit occupied by Dubray Books. The unit extends to 178.46 sq m (1,921 sq ft) and is laid out to provide open plan retail accommodation with a staff/storage area to the rear.

The unit is occupied by Dubray Books on a 25 year lease from 01/07/1994 paying a rent of €77,400 per annum. The lease expires in June 2019.





Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor	178.46 sq m	1,921 sq ft

Tenancy

The unit is occupied by Dubray Books on a 25 year lease from 01/07/1994 paying a rent of €77,400 per annum. The lease expires in June 2019.

Service Charge

We understand that the Service Charge for this unit is €26,860 approx. for this unit.

BER details

BER B3
 BER No. 800651408
 Energy Performance Indicator 603.9 kWh/m2/yr 0.85

Tenure

We understand that the unit is held under a 999 year lease from 17th February 1995.

Rates

We understand that the 2018 Rates payable to Kilkenny County Council are approximately €6,500 per annum.

Guide Price

Seeking offers in excess of €425,000.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.