

For Sale

Unit 7, Market Cross Shopping Centre, Co. Kilkenny

CUSHMAN & WAKEFIELD
COMMERCIAL PARTNER OF SHERRY FITZGERALD



Property Highlights

- Excellent opportunity to acquire a high profile retail premises in the heart of Kilkenny.
- The property comprises a vacant retail unit suitable for a variety of uses (subject to PP), located in the busy Market Cross Shopping Centre.
- Market Square Shopping Centre hosts a number of national and international retailers.
- The entire extends to 276.34 sq m (2,975 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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**Sherry
FitzGerald**
McCreery

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.

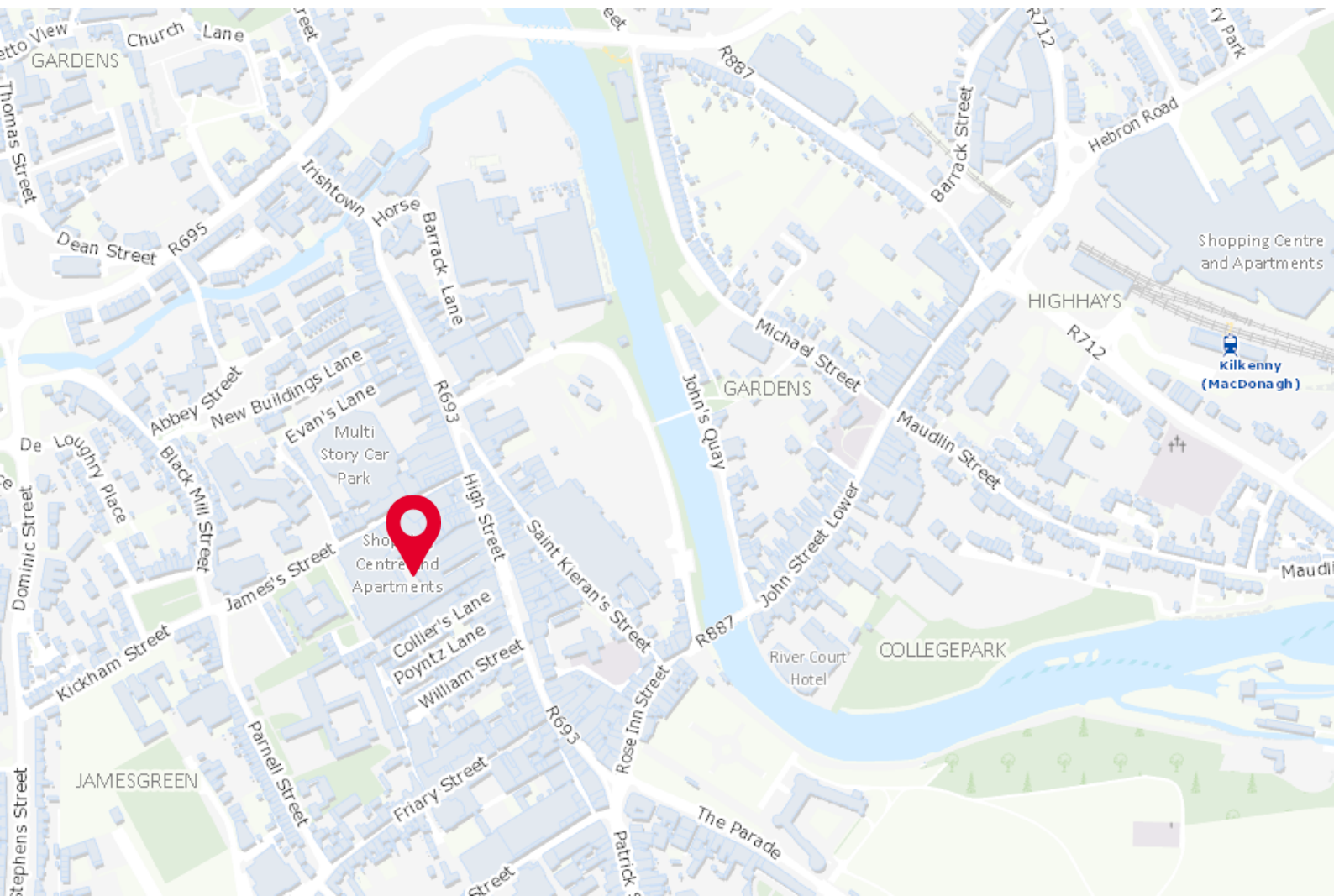
Market Cross Shopping Centre is a well established scheme laid out over two floors and comprising over 40 stores. It has an open-air atmosphere with over 500 covered car parking spaces.

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 vacant retail unit suitable for a variety of uses (subject to PP). The unit extends to 276.34 sq m (2,975 sq ft) in total. Accommodation is laid out to provide an open plan retail area with a staff / storage room to the rear. The unit also has a mezzanine used for storage.





Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor retail	202.84 sq m	2,183 sq ft
Ground floor storage	45.34 sq m	488 sq ft
Mezzanine (storage)	28.16 sq m	303 sq ft
Total	276.34 sq m	2,975 sq ft

Tenancy

Vacant possession.

Service Charge

We understand that the Service Charge for this unit is €32,948 approx. for this unit.

BER details

BER B3
 BER No. 800651333
 Energy Performance Indicator 603.91 kWh/m²/yr 0.85

Tenure

We understand that the unit is held under a 999 year lease from 8th August 1996.

Rates

We understand that the 2018 Rates payable to Kilkenny County Council are approximately €10,940 per annum.

Guide Price

Seeking offers in excess of €480,000.

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.