



Property Highlights

- Excellent opportunity within regionally dominant shopping centre.
- Adjoining occupiers include Tesco, The Range, Sam McCauley Pharmacy and Lifestyle Sports.
- Unit extends to approximately 64.65 sq. m / 696 sq. ft.
- Up to 1000 car parking spaces available.

Description

Manor West is a regionally dominant centre within the South-West of Ireland, boasting an outstanding line-up of retailers. The unit itself is in good condition and would suit a wide range of retail uses, given its central location within the mall. The shopping centre is part of the overall West Shopping Park, benefitting from its close proximity to Manor West Retail Park anchored by Woodies DIY in addition to major retailers including Next and Currys / PC World.

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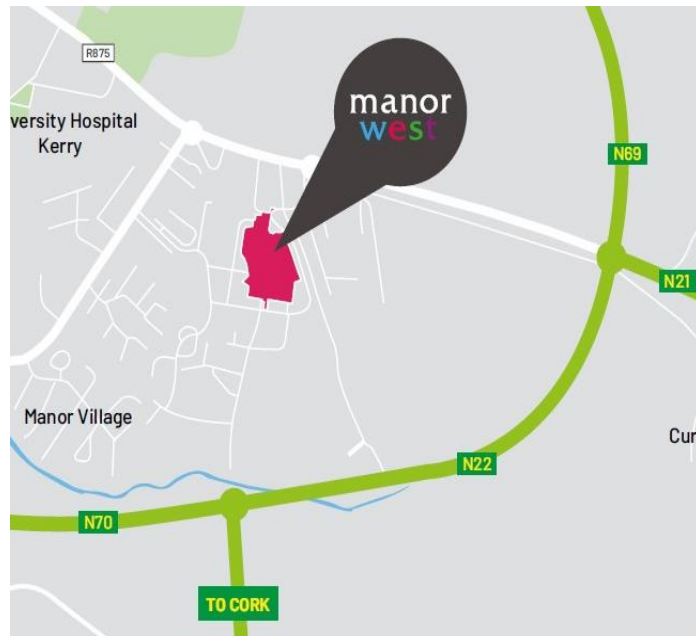
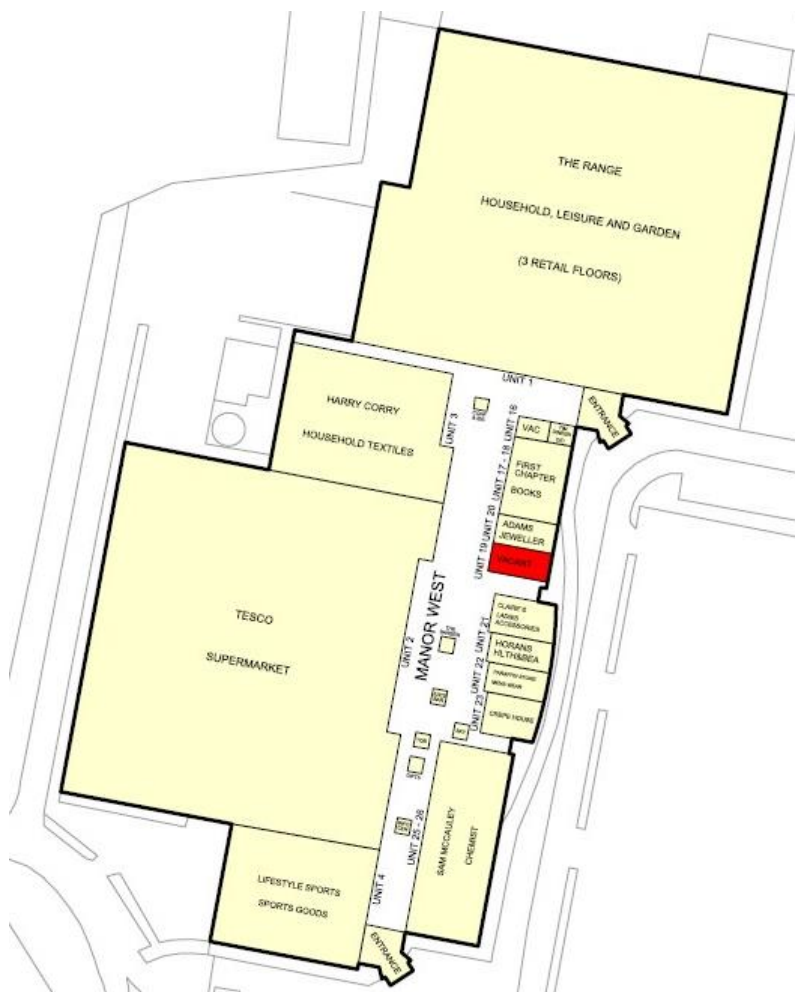
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Location

Manor West Shopping Park is located within the heart of Tralee, a key commercial and administrative hub within Co. Kerry. Tralee boasts excellent connections via rail and road networks to the major cities of Cork (accessed via the N20 and N21) and Limerick (accessed via the N21), both of which are approximately 110km away.

The town also offers easy access to Dublin, in addition to Shannon Airport and Cork Airport, attracting a combination of domestic and international tourists alike.



Schedule of Accommodation

Unit	Sq. M	Sq. Ft
Unit 20	64.65	696

Quoting Rent

Offers in excess of €32,000 p.a.

Insurance

The insurance for Unit 20 is €397 p.a.

Term

The subject unit is available on a new lease.

Viewing

Strictly by appointment only through leasing agents Cushman & Wakefield.

Service Charge

The Service Charge for 2022 is €4,148.

Commercial Rates

Commercial Rates for 2022 for this unit are €6,477 p.a.

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 [here](#), or can be requested from your local Cushman & 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