

To Let: Prime Retail Opportunity

36 - 38 High Street, Co. Kilkenny



Property Highlights

- High profile retail opportunity across two floors, extending to approx. 774.9 sq m (8,341 sq ft) in total. Boasts optimum retail configuration, offering 693.9 sq m (7,469 sq ft) at ground floor and 81 sq m (872 sq ft) of office/storage space on the first floor.
- Benefits from prominent location, with 10m of frontage onto High Street whilst also boasting close proximity to Market Cross Shopping Centre.
- Nearby occupiers include Boots, Penneys, Dealz, Sports Direct, L'Occitane and Holland & Barrett.

Contact

Karl Stewart
Email: Karl.Stewart@cushwake.com
Tel: +353 1 639 9347

Joanna Berry
Email: Joanna.Berry@cushwake.com
Tel: +353 1 639 9674

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge
Dublin 4
D04 HH60

Tel: +353 1 639 9300



Location

Kilkenny City is located approximately 130km south-west of Dublin, 50km north of Waterford city and 155km north-east of Cork. The city is served by good transport routes, including a now excellent network consisting of the N8 (Dublin to Cork), M9 (Dublin to Waterford) and M7 (Dublin to Limerick). It also boasts excellent public transport routes, including local and national bus networks and Kilkenny train station, located only 1.1km from the subject property.

Kilkenny is a bustling retail destination, attracting both local and regional shoppers due to its variety of historic buildings, including Kilkenny Castle, St. Canice's Cathedral and Round Tower and Rothe House.

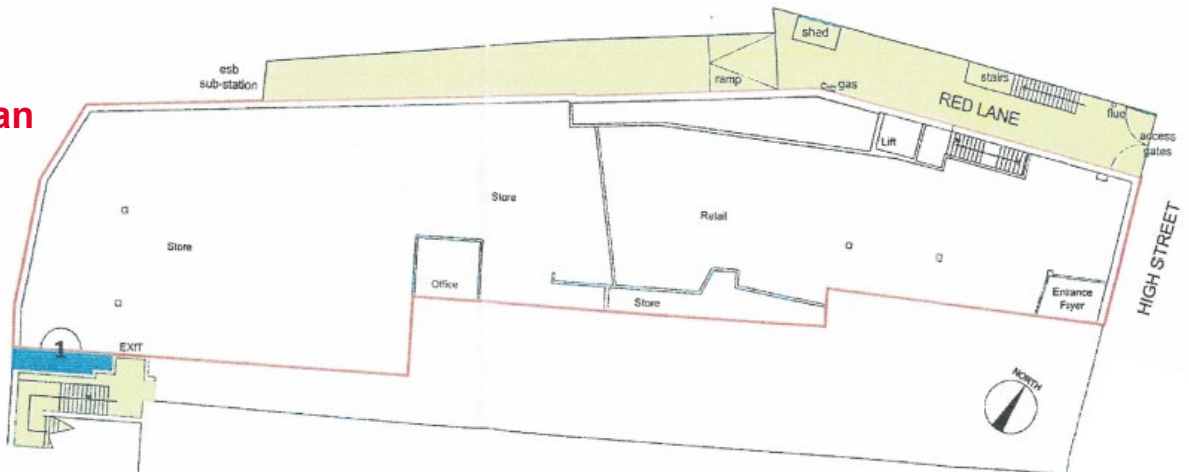
Notable surrounding occupiers include Boots, Sports Direct, Vodafone, Pandora and McCauley Pharmacy. Furthermore, 36-38 High Street benefits immensely from its close proximity to Market Cross Shopping Centre which also boasts a strong tenant line-up, including Dealz, Penneys, L'Occitane, SuperValu and Holland & Barrett.

Description

The subject property is located on High Street in the centre of Kilkenny City. It is an end of terrace property, occupying a prime location on this core retail street with extensive frontage of 10m.

The property was formerly occupied by Argos, extending to 774 sq m (8,341 sq ft), providing 693.9 sq m (7,469 sq ft) of retail space at ground floor and 81 sq m (872 sq ft) of ancillary office and storage accommodation on the first floor. Furthermore, the property has an exit onto Red Lane which provides delivery access, making it suitable for a variety of uses, subject to planning permission.

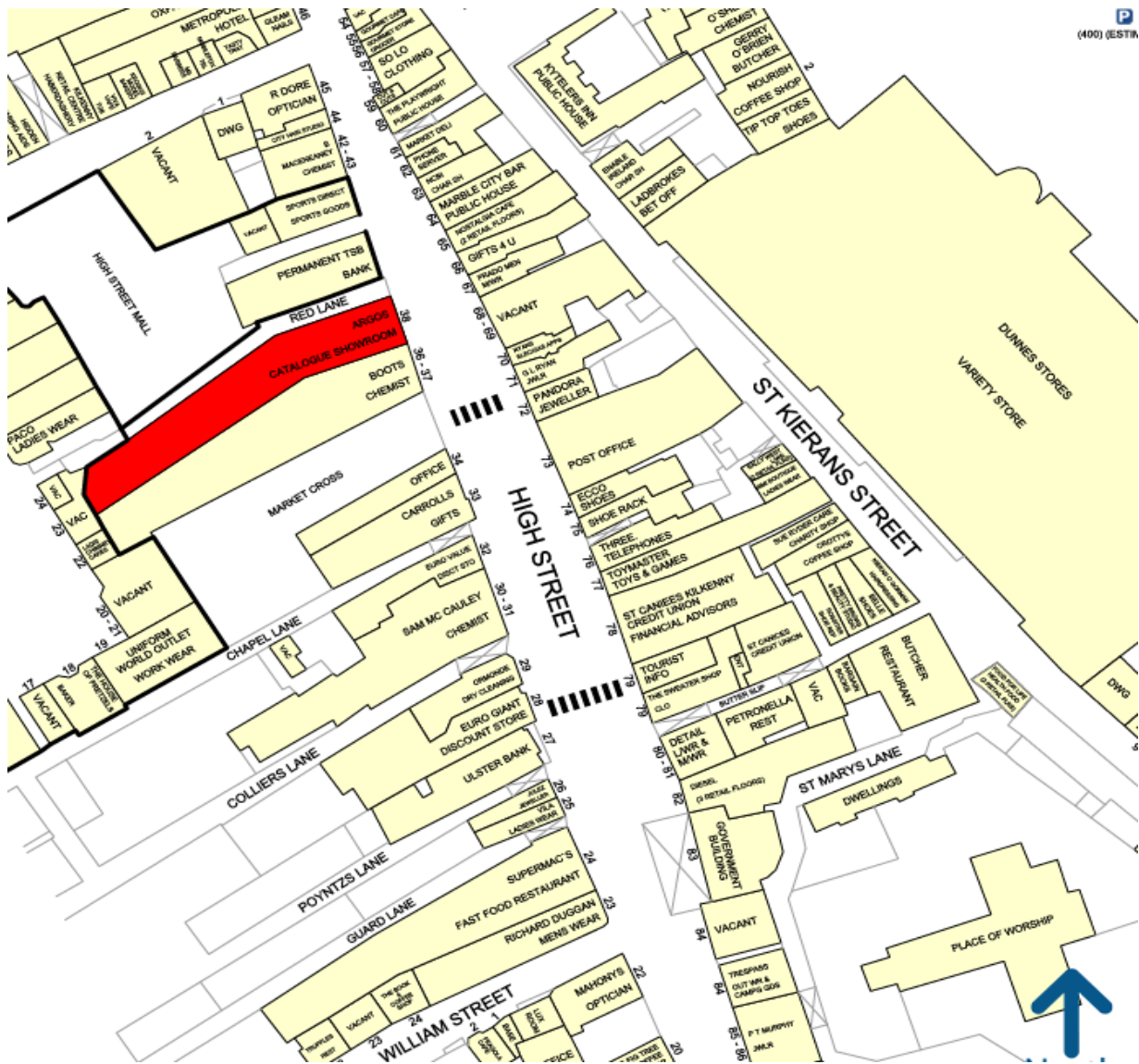
Ground Floor Plan



First Floor Plan



Floor plans or illustration purposes only.



The above map is for illustration purposes only.

Quoting Rent

Rent on Application.

Term

The subject property is available on a new lease.

Viewing

Strictly by appointment only through leasing agents, Cushman & Wakefield.

Floor Area

The property comprises of the following net internal area:

FLOOR	USE	SQ. M	SQ. FT
Ground Floor	Retail	693.9	7,469
First Floor	Office / Storage	81.0	872
TOTAL		774.9 SQ. M	8,341 SQ. FT

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

BER

BER: **C2**

BER No: 800390270

Commercial Rates

We are advised that the commercial rates for 2023 are €22,000 per annum.

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