

**UNIT 13, POPPYFIELD RETAIL PARK,  
CLONMEL, CO. TIPPERARY**

**PROPERTY HIGHLIGHTS**

- Excellent opportunity within regionally dominant retail park.
- Notable adjoining occupiers include Woodies DIY, SuperValu, EZ Living Interiors, Maxi Zoo, Harry Corry, Sam McCauley Pharmacy, KFC and Costa Coffee.
- Unit extends to approximately 103.9 sq. m / 1,119 sq. ft.
- Up to 375 free surface car parking spaces available.

**DESCRIPTION**

Poppyfield is an established retail park located on the outskirts of Clonmel town, boasting an unrivalled tenant line-up. The retail park is anchored by Woodies D.I.Y and SuperValu in addition to major retailers including Harry Corry and EZ Living Interiors.

Unit 13 boasts a prime location in the park, situated between Costa Coffee and Sam McCauley Pharmacy making it suitable for a wide range of retail uses.

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## LOCATION

Poppyfield Retail Park is located on the edge of Clonmel, a major shopping destination in County Tipperary. The park is easily accessible due to its excellent connections via rail and road networks to Tipperary and Waterford, both of which are accessed via the N24.

Clonmel is Tipperary's largest town situated approximately 171 km south west of Dublin and 100km North East of Cork. Poppyfield benefits from its broad catchment area extending to neighbouring towns within a 30 minute drivetime, including Cahir, Lismore and Dungarvan.

### SITE PLAN



## SCHEDULE OF ACCOMMODATION

Unit	Sq. M	Sq. Ft
Unit 13	103.9	1,119

Intended purchaser must satisfy themselves as to the exact area of the subject property

## QUOTING RENT

Price on Application.

## INSURANCE

The insurance for Unit 13 is €69 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 €1,588.

## COMMERCIAL RATES

Commercial Rates for 2022 for this unit are €3,883 p.a.

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