

The Republic of Ireland
Ulster Bank
PORTFOLIO

FOR SALE FREEHOLD

27 HIGH STREET, KILKENNY

- Prime Freehold opportunity located in Kilkenny City
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 325 sq m (3,500 sq ft) over five levels

27 High Street, Kilkenny, Co. Kilkenny, R95 T672



BER EXEMPT

 CUSHMAN &
WAKEFIELD

LOCATION



The property is situated in Kilkenny which is the largest urban centre in County Kilkenny. The property is on the western side of High Street at its junction with Poyntz Lane. There are over 121,000 people living within a 30 minute drive of the property (NBR 2021).

The property is directly opposite Kilkenny Tourist Information Centre in close proximity to Kilkenny Castle. The surrounding area comprises a mixture of professional occupiers, hotels, restaurants and retailers such as Dunnes Stores, Dealz and Penney's.

DESCRIPTION

The property comprises an exceptional five storey mid-terrace building, extending to approximately 325 sq m (3,500 sq ft) in total. The property comprises of lower ground to third floors. The lower ground floor contains storage rooms, the ground floor contains the main retail/office space, storage room, kitchen, W/C and garage. The first floor contains offices, kitchen and W/C. The second floor contains offices and storage rooms. The third floor contains storage rooms. There is a yard to the rear of the property. The property is a protected structure.

FLOOR AREA (NIA)

Description	Sq. M	Sq. Ft
Lower Ground Floor	20	220
Ground Floor	118.5	1,275
First Floor	79	848
Second Floor	55.5	597
Third Floor	52	560
Total	325	3,500

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





Tenure

- The property is held freehold title.
- The property is available with full vacant possession.

Commercial Rates

We are advised rates payable for 2023 are €9,517 per annum however interested parties are advised to make their own enquiries.

BER Details

BER Exempt

Guide Price In excess of

€450,000

Viewing by appointment only

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