

To Let: Retail Unit

Unit 22, Fairgreen Shopping Centre,
Carlow



Property Highlights

- Retail Unit extending to 124 sq.m. (1,336 sq.ft) in total.
- Fairgreen Shopping Centre is a modern scheme, located in the heart of Carlow town centre.
- The scheme has a catchment of approximately 162,600 people within a 30 minute drive and attracts a footfall of approximately 3 million visitors per annum.
- In total, there are over 50 retail units and kiosks, with a total floor area of 23,116 sq.m. (248,829 sq.ft.) The scheme is anchored by Tesco, Heaton's and IMC Cinemas.
- Benefits from 762 surface car parking spaces, with multiple entrance/exits within the town centre.
- The unit is available on a new long term lease.

Contact

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Schedule of Accommodation

Unit	Sq ft	Sq m
Ground	1,336	124



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



Description

In total, there are over 50 retail units, providing a mix of grocery, fashion and service-led retailers such as New Look, Costa, Eurogiant, Carraig Donn, Elverys, River Island and JD Sports. The scheme is anchored by Tesco, Heatons and IMC Cinemas.

Unit 22 extends to approximately 124 sq.m. (1,336 sq. ft) ground floor unit.

Service Charge & Rates

Service Charge for this property is approximately €12,304 per annum. Commercial rates for this property are approximately €10,695 per annum.

Insurance

Insurance for this property is to be confirmed.

BER

BER Rating:

BER C1

BER Number: 800510653

Location

Fairgreen Shopping Centre is a modern scheme, located in the heart of Carlow town centre. The scheme benefits from its profile and is bounded by roads on three sides, Barrack Street to the west, Staplestown Road to the north and Bridge Street to the east.

The scheme has a catchment of approximately 162,600 people within a 30 minute drive.

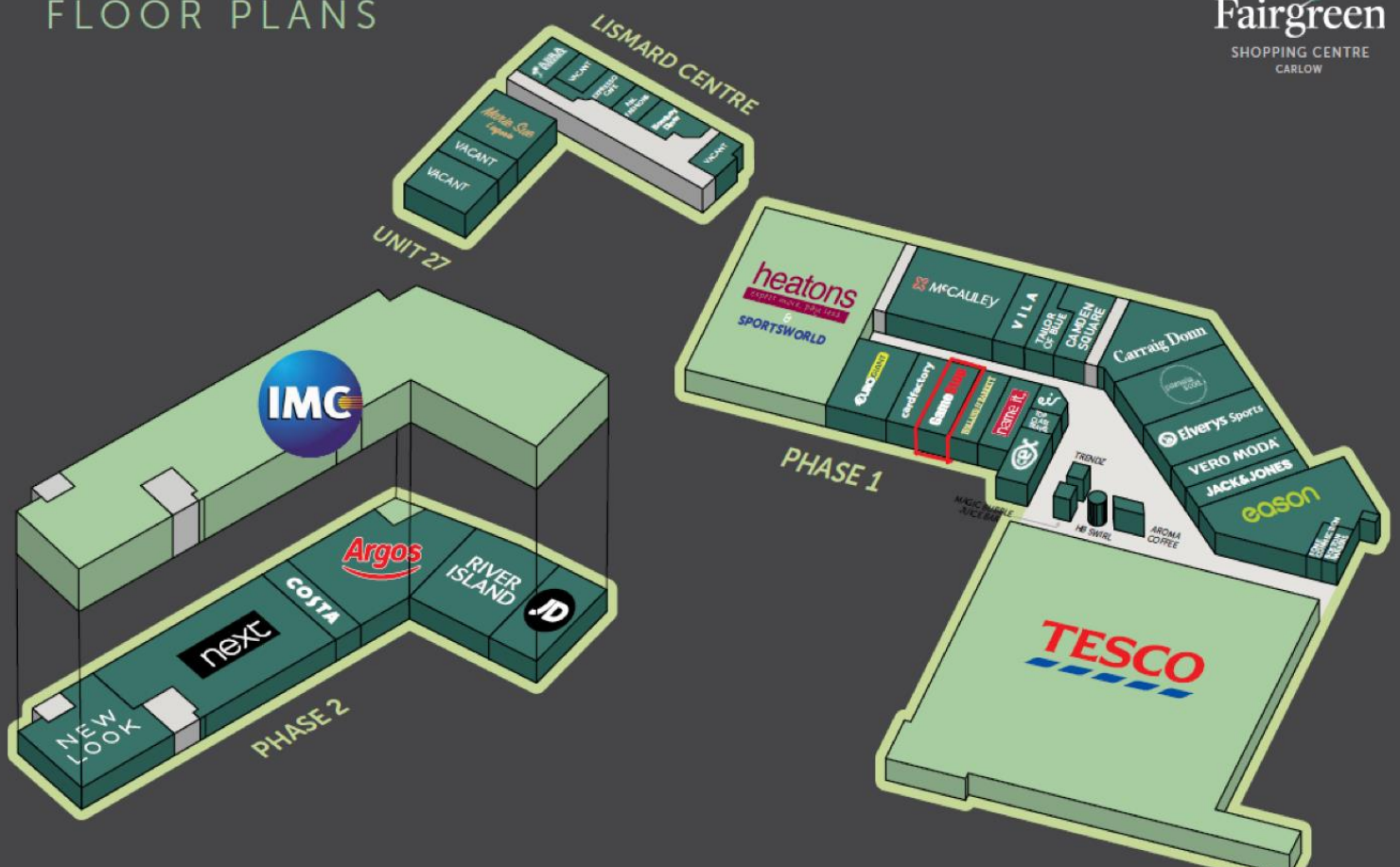
Quoting Rent

Unit 22 has a quoting rent of €46,760 per annum, equating to €35 per sq ft.

Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

FLOOR PLANS



Please note the above plan are for illustration purposes only.

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