

TO LET

**Excellent Café / Retail Opportunity
Carrigaline, Co. Cork**



**Café / Retail Unit
66.3 Sq. M / 714 Sq. ft approx.**

Property Overview

- Superb Café/Retail unit extending approximately 66.3 Sq. M (714 Sq. ft)
- High profile position in the heart of Carrigaline with strong visibility
- Superior specification new build unit with extensive glazed frontage
- Excellent opportunity to trade alongside Aldi in a new purpose built scheme with on site customer car parking. Aldi Opening in Q4 2023
- Part of a larger significant town centre development with an indicative masterplan (not binding) that along with an Aldi store envisaged residential, commercial, Leisure and Drive Thru development over 5.21 acres

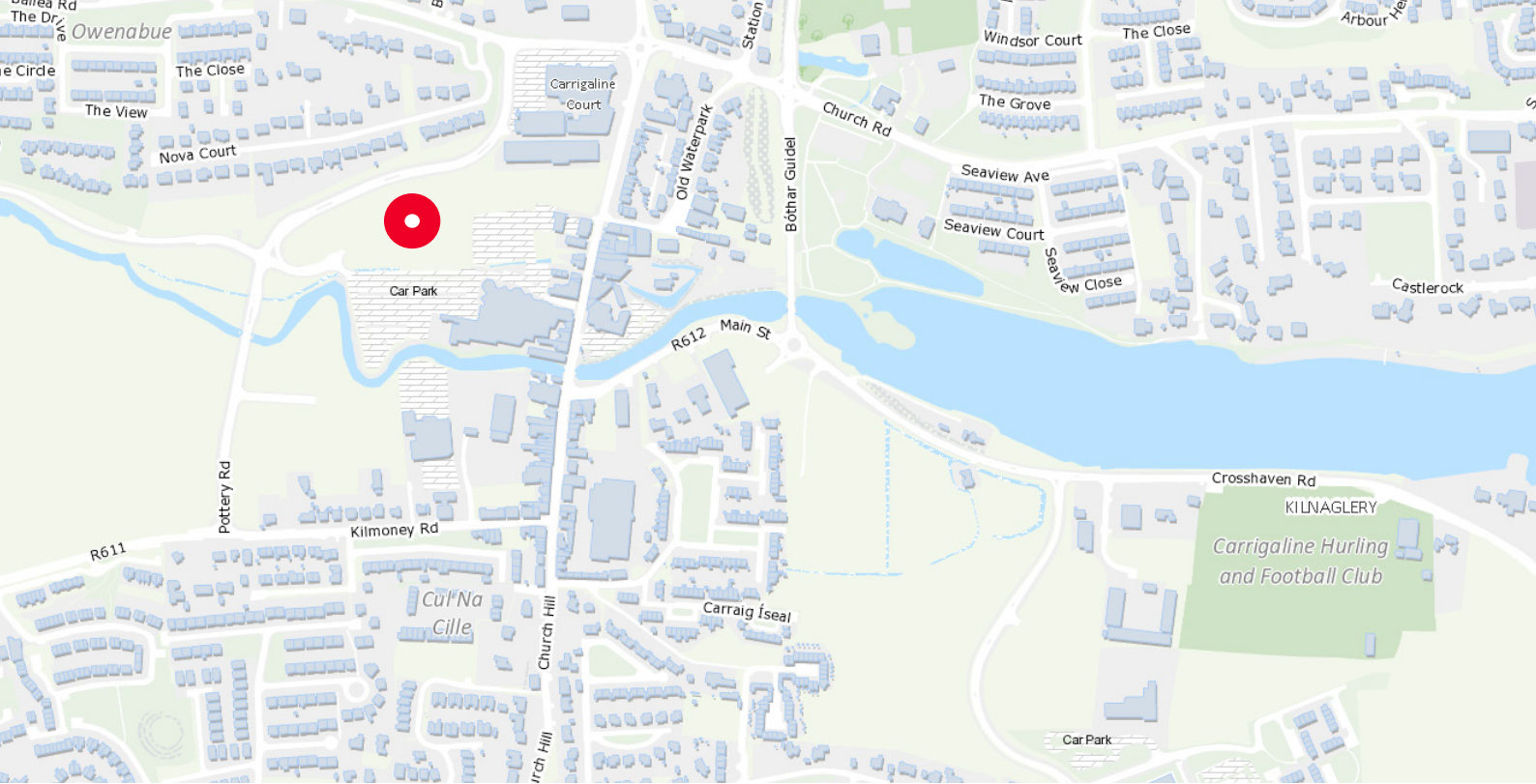
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Location

Strategically located within a 2.10 Ha (5.21 Acres) site within an indicative masterplan for residential and commercial development. Town Centre location adjacent to local amenities including banks, shops & restaurants.

The subject property is situated between the Main Street and the new Western Relief Road adjacent to the new Aldi Supermarket.

Description

The property will comprise a single storey, modern café /retail unit with attractive glazed frontage and visibility to the centre car park and entrance. Regular shaped unit finished to shell & core specification.

Accommodation

66.3 Sq. M / 714 Sq. ft approx.

Lease Terms

Negotiable



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Guide Rent

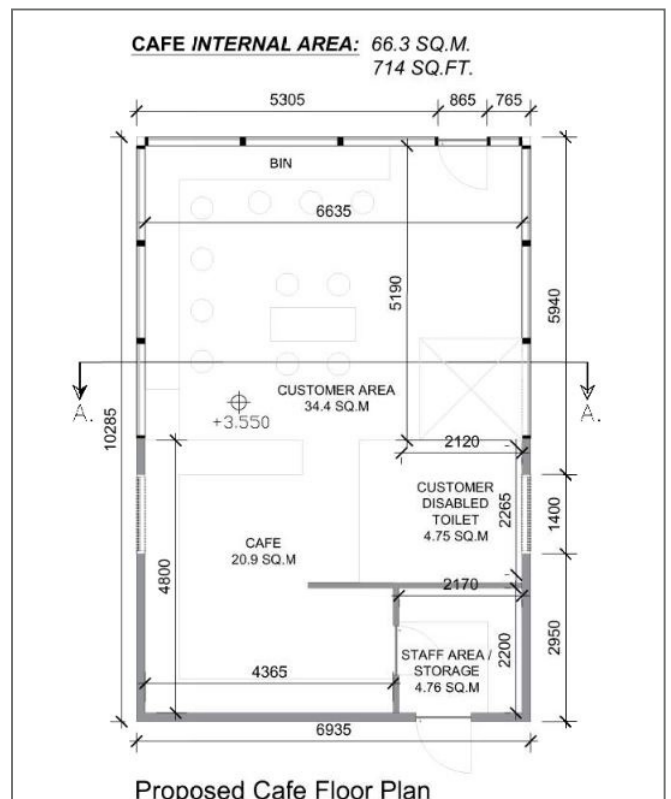
On application.

BER details

BER details will be available on completion of building construction.

Viewing

View by appointment with the sole agents Cushman & Wakefield.



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