

Unit 2 & 3

Market Cross Shopping Centre Kilkenny City

FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)

RETAIL INVESTMENT OPPORTUNITY



Tel: 01 6477900
www.bannon.ie

Unit 2 & 3

Market Cross Shopping Centre Kilkenny City

INVESTMENT SUMMARY

- **Retail investment situated in the heart of Kilkenny City within Market Cross Shopping Centre.**
- **Occupied by Dealz on a new 10 year lease from 19th March 2018.**
- **Passing Rent of €165,000 per annum**
- **WAULT of 5.92 Years**

LOCATION

Market Cross Shopping Centre is situated in the heart of the Kilkenny City and forms an intrinsic part of the city's retail fabric comprising 45 retail units together with a 500 space multi storey car park.

The two level retail scheme was built in the early 1990's and provides two uncovered retail malls with a focal point Central Square.

Notable occupiers in the scheme include SuperValu, Monsoon, Gamestop, Holland & Barrett and Penneys among others.

KILKENNY

Kilkenny City is the commercial base and administrative capital of the county. Kilkenny has a population (city & environs) of 26,512 persons (Census 2016). The city is positioned on the N10 national primary road which is accessed off the M9. Kilkenny has developed on either side of the River Nore.

The city is a popular tourist destination and as such commercial activity is focused on the tourism economy. Retail activity on High Street is typical of provincial centres with a large number of local and multinational retailers predominantly located within Market Cross Shopping Centre. High Street, the principle thoroughfare is a one way street running south to north from Kilkenny Castle to the Junction of Parliament Street.

Occupiers along the thoroughfare include Agros, Permanent TSB, Monsoon (at entrance to Market Cross Shopping Centre), Boots, An Post and a number of other local and national retailers.

Significant employers within Kilkenny include Glanbia and brewing at St.Francis Abbey Brewery (Smithwicks). Retail warehousing is located in Kilkenny Retail Park (Waterford Road) and Ormonde Retail Park (Dublin Road), while industrial activity is centred around Hebron Business Park to the east of the town.



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Market Cross Shopping Centre

Kilkenny City

DESCRIPTION

- The subject property comprises units 2/3, Market Cross Shopping Centre. It is occupied by Dealz , situated on the Square at the High Street level (lower ground level).
- The property comprises a medium sized retail unit together with a remote storage unit.
- The 'L-shaped' retail unit extends to a total net internal area of approximately 689.2 sq. m (7,419 sq. ft.). The remote storage space extends to a further 99.1sq m (1,067 sq. ft.).

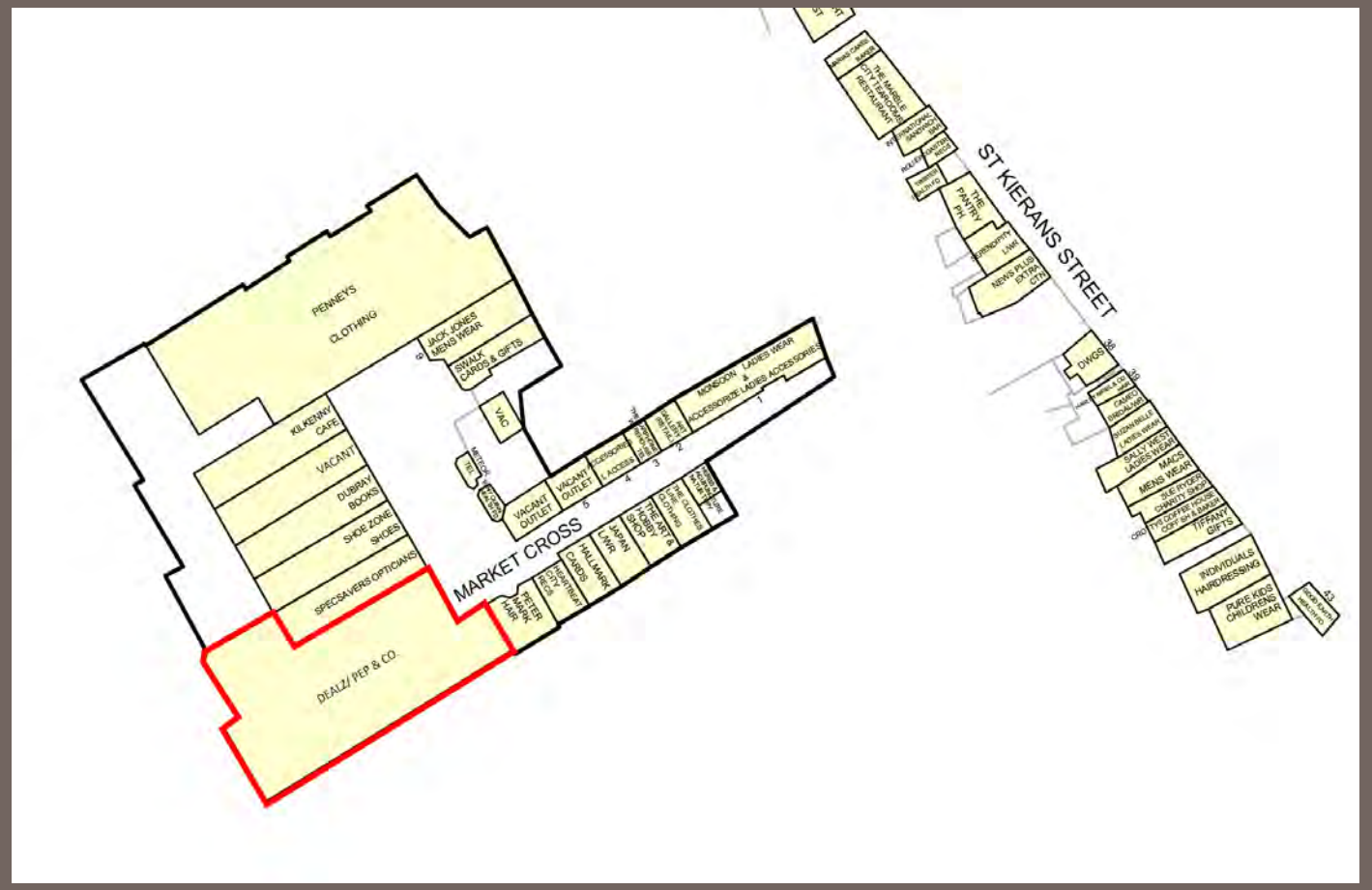
ACCOMMODATION

Unit 2 & 3	Area Sq M	Area Sq Ft
Retail	689.2	7,419
Remote Storage	99.1	1,067
Total	788.3	8,486

TENANCY

Unit	Tenant	Lease Term	Term Commencement Date	T. Break Option	Rent Per Annum (excl)
2 & 3	Poundland Ltd. t/a Dealz	10 Years	19/03/18	Expiry of 6th Year of term	€165,000
Total					€165,000

*Purchasers should satisfy themselves as to the accuracy of the above floor areas



**Unit 2 & 3
Market Cross
Shopping Centre
Kilkenny City**



TITLE

Long Leasehold

VAT

VAT Exempt

SOLICITORS

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Porter Morris,
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Co. Dublin

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Email: llynch@portermorris.ie

BER



BER No.800617466

VIEWING

Strictly by prior
arrangement with the
sole selling agent.

PRICE

On application.

**CONTACT
DETAILS**

For further information,
please contact the sole
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