

## MANOR RETAIL & LEISURE PARK

### RETAIL UNIT

### TO LET



Entrance to Manor Retail & Leisure Park

Exciting opportunity to locate in Tralee's prime edge of town retail destination immediately adjacent to Manor West Retail Park. An established retail and business location, Manor Retail & Leisure Park have new owners in place who are keen to extend the current tenant line up. Existing tenants include Right Price Tiles and Bathrooms 4U, Pat McDonnell Paints, Bowling Buddies and Flair Hair & Beauty Supplies.



## THE HIGHLIGHTS

- Plentiful free parking onsite
- Popular established retail and commercial park with nearby occupiers including Woodies, Halfords, Homestore & More, Debenhams, Right Price Tiles, Burger King, Kerry Motor Works and Mr Price
- Recent lettings in Manor Retail & Leisure Park include:
  - o **The Bookshelf Coffee House** – Opening 1<sup>st</sup> December 2016
  - o **Corcoran's Furniture** – Opening November 2016
  - o **Stein Travel** – Opening date to be confirmed
- Easy access off the recently upgraded ring road network to N22 (Cork), N21 (Limerick/Dublin)

## THE OPPORTUNITY

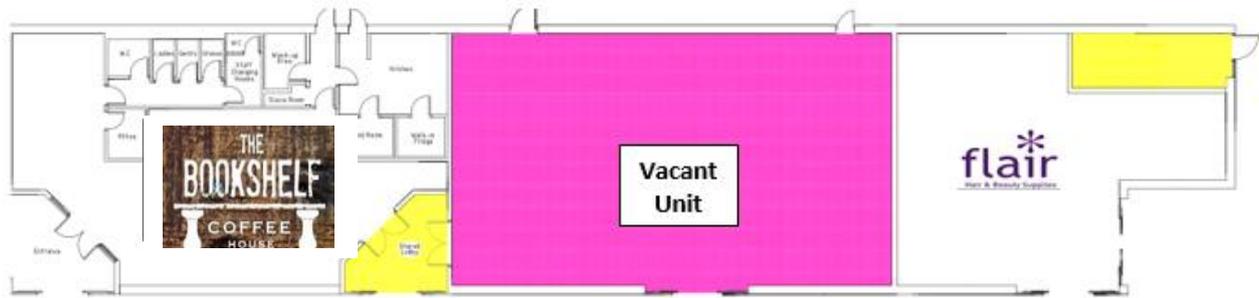
Modern retail unit of approx. 2,800 sq ft ready for immediate occupation located at the entrance to the park with excellent profile. The unit is in very good condition and can easily be adapted to suit a variety of uses with plentiful free parking for customers. Additional space of up to 5,100 sq ft is available on the first floor if extra retail space or storage space is required and is very flexible in terms of layout.



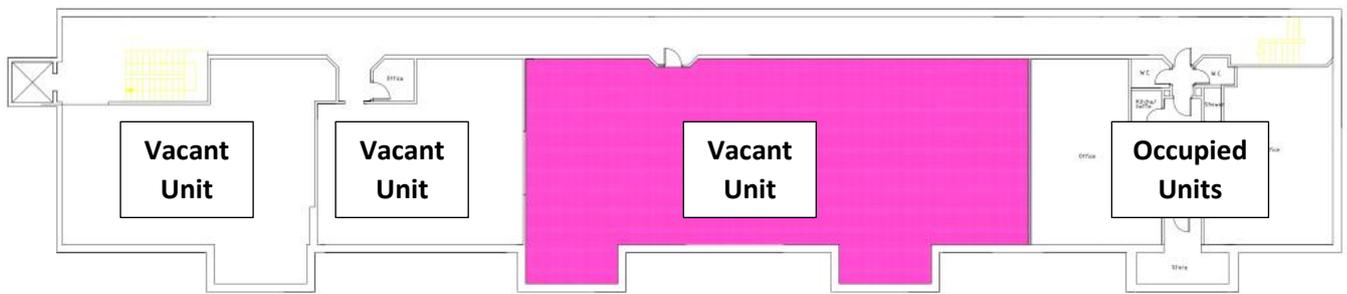
Vacant Retail Unit available to let

## FLOOR PLANS

### GROUND FLOOR (NOT TO SCALE)



### FIRST FLOOR (NOT TO SCALE)



## PLANNING USE

Retail planning use is currently in place, however other suitable uses will be considered and will be subject to planning permission.

## LEASE TERMS & RENTS

Please contact the agent for rent, rates and lease terms.

## BER RATING

BER C1

## VIEWING INFORMATION

For further information or to arrange a viewing please contact Ger Carmody Auctioneers.

Tel: 066 719 0699 / Ger Carmody [ger@gcauctioneers.ie](mailto:ger@gcauctioneers.ie)

## LOCATION MAP



Pat McDonnell Paints

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