

Investment Opportunity

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For Sale by Private Treaty (Tenants not affected)

Unit 12a City Square Shopping Centre, Waterford.



For identification purposes only.

- Peter Street West Mall of City Square shopping centre
- The unit is located close to the central circulation point of the centre with access to the basement car park
- The property is located directly adjacent to Debenhams
- Tenant line up in the centre includes Dunnes Stores, Specsavers, JD Sports, Burger King, River Island, Peter Mark and Game Stop
- The unit extends to c. 1,345 sq. ft., but does not include a portion of overall trading store which is in third party ownership
- Current rental income of c. €70,000 per annum

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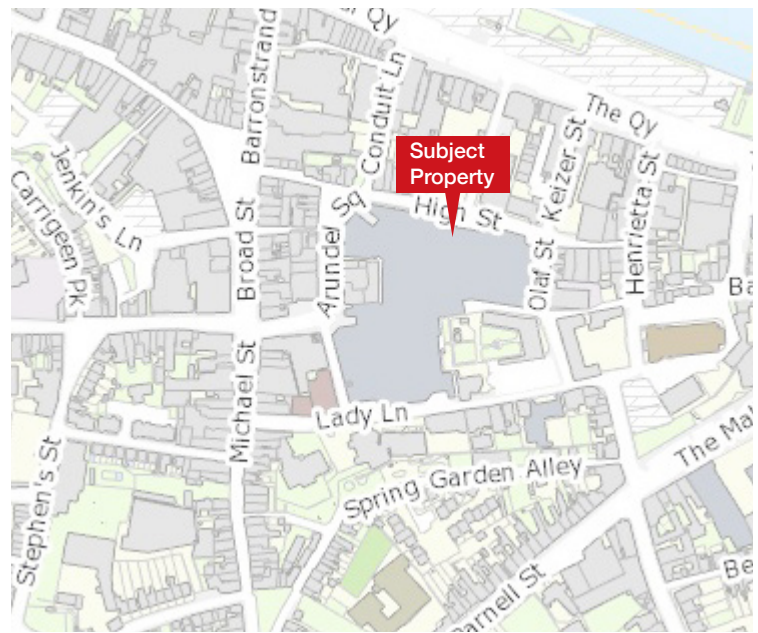
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Location

City Square Shopping Centre is located in Waterford City Centre, Ireland's oldest and fifth largest city. Waterford City is located 170 km south of Dublin and would be considered the main city of Ireland's South-East Region. The population of Waterford County alone extends to approximately 115,000. Waterford City also serves neighbouring counties Wexford, Tipperary, Kilkenny, and Cork. The centre is easily accessible by rail, car and bus and has secure parking for over 500 cars at basement level.

The property is located on the Peter Street West entrance and located near the central circulation core of the Centre. The scheme is anchored by Dunnes Stores and Debenhams and has a variety of national and international retailers such as JD Sports, Wallis, Burger King, Specsavers and Peter Mark.

Tenancy

Demise	Floor Area Sq.Ft.	Tenant	Lease Start	Lease Term	Lease Expiry (Break Option)	Passing Rent (pa)
Unit 12a	1,345	Mulligan's Chemist (City Square) Limited	01/07/2015	20 years	30/06/2035 (01/07/2018, and every fifth anniversary from TCD)	€70,000
Total	1,345					€70,000

Mulligan's is a family owned business which commenced trading in 1957 and is 60 years in business next year and comprises seventeen pharmacies across the counties of Waterford, Kilkenny and Tipperary. The group employs over 180 people and has sister companies in Specsavers Opticians Waterford and The Hanger Ladies Boutique on George's Street. In 2014, the City Square store was voted one of the top 10 retail stores in Ireland and the leading pharmacy as voted by Retail Excellence Ireland.

Description

The property comprises a ground floor retail unit of approximately 1,345 sq.ft. (124.9 sq.m.). Internally, the unit has been fitted to the highest standard by the tenant with tiled floor, air conditioning, recessed lighting and display areas. Also, the property has the benefit of a low-level first-floor mezzanine store.

Please note, the sale does not include the eastern portion of Mulligan's Pharmacy, known as Unit 13, and this is in third party ownership.

Viewings

Strictly by appointment with the selling agents.

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Contact Sale/Letting Agents

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