

ADVENTURE PARK AT KARTWORLD, MEENANE, WATERGRASSHILL, CO. CORK

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

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An opportunity to acquire the Landlords interest in a purpose built and trading karting centre with additional outdoor activities on offer, **(Tenants Remaining Unaffected)**.

The property comprise a clubhouse with overhead residential accommodation extending to some 8,500 sq.ft with additional sheds and workshop areas on an overall site of approx. 17.58 acres (7.116ha).

The development on the subject lands includes two karting tracks, a clubhouse with ground floor facilities such as reception, commercial kitchen, dining area, viewing gallery, games room, toilets, etc. The first floor is laid out as residential accommodation with 4 bedrooms, kitchen/ living area and an office.

Also at first floor level there is an open plan meeting room/ activity space which is also in use as part of the centre.

Other facilities on site include garages/ workshops, changing areas and stores all of which are ancillary to the karting operation.

Viewings Strictly By Appointment With Sole Agents

FOR SALE

Location

This renowned property is located to the east of the town of Watergrasshill and immediately south of the Watergrasshill Business Park. Easily accessed off the M8 (Cork—Dublin Motorway) at Exit 17.

Lease Details

The entire property is currently held under a 25 year lease from September 2011 with a current passing rent of €50,000 per annum.

Additional information is available upon request. **(Tenants Remaining Unaffected).**



Viewing:

Strictly by prior appointment with Sole Agent;

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Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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