

**For Sale
By Private Treaty**

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PSRA Licence No. 001223

Bank of Ireland

Parliament Street, Kilkenny



Extensive two storey over basement property extending to approx. 9,551 sq ft (NIA).



High profile location in Kilkenny City.



Let to Governor & Company of Bank of Ireland.



25-year FRI lease from December 21, 2006, expiring December 21, 2031 – UXT of c. 6.78 years.



Passing Rent - €263,387 per annum.



Substantial Site extending to approx. 0.22 acres with 13 surface car parking spaces, offering excellent potential for future development.

LOCATION

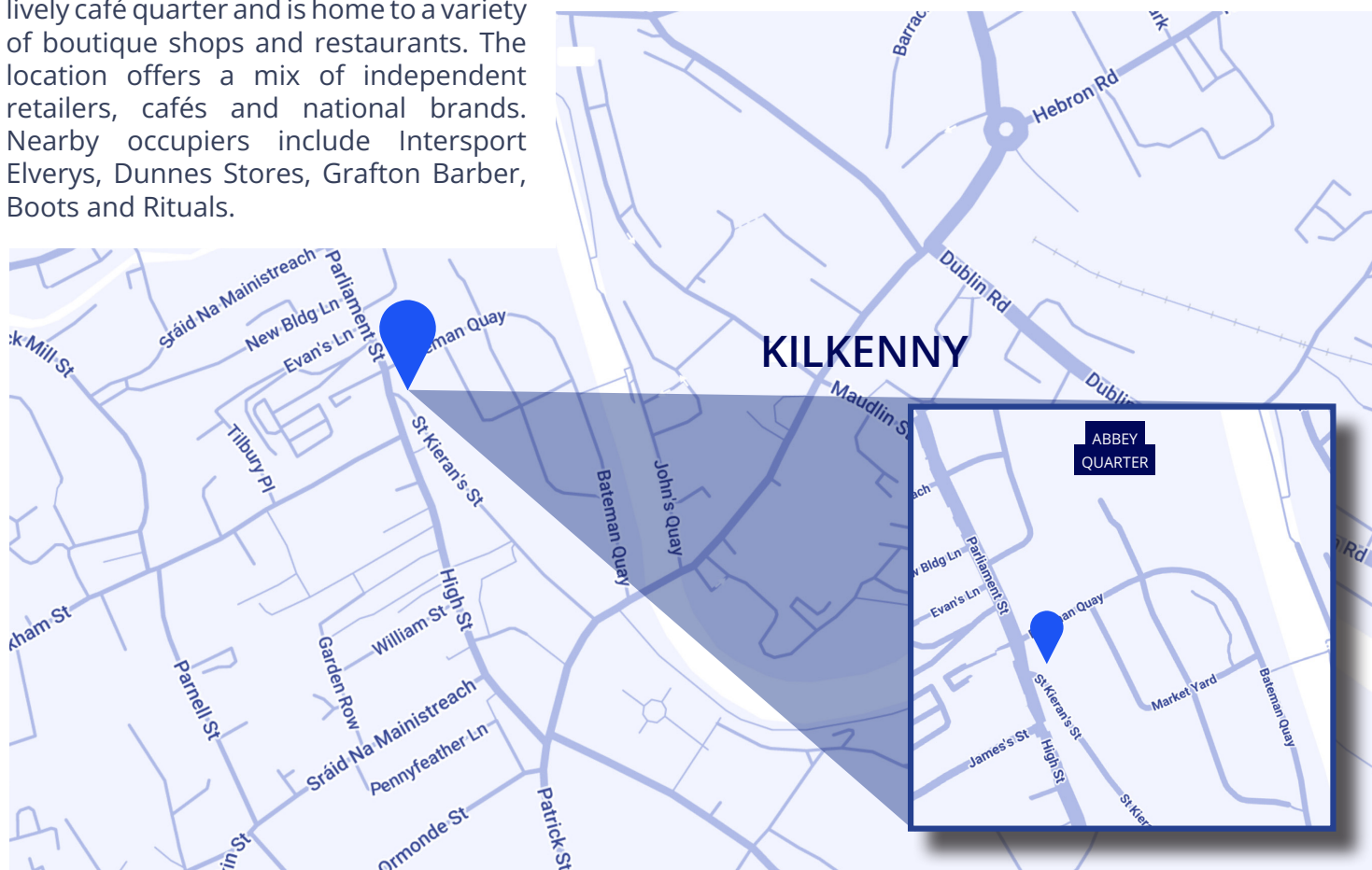
Kilkenny is a thriving commercial and cultural centre in the southeast of Ireland, located 116 km from Dublin with direct access via the M9 motorway.

The property occupies a prominent position at the axis of Parliament Street, High Street, Kieran Street and the Urban Abbey Quarter. This is one of the most active pedestrian zones in the city, benefiting from steady footfall and a diverse retail and hospitality offering. Kieran Street forms part of Kilkenny's lively café quarter and is home to a variety of boutique shops and restaurants. The location offers a mix of independent retailers, cafés and national brands. Nearby occupiers include Intersport Elverys, Dunnes Stores, Grafton Barber, Boots and Rituals.

The city continues to attract strong occupier demand across the retail, office, commercial and hospitality sectors. This is supported by a vibrant tourist economy, a growing local population and high-quality urban infrastructure. Kilkenny Castle, one of Ireland's most visited historic sites, sits at the heart of the city and remains a key driver of year-round tourism. In 2024, Abbott Laboratories announced a €440 million investment in a new medical device facility just 2.5 km from the property, set to create over 800 jobs and further strengthen demand for services in the city centre.

Market Yard is located directly behind the property and provides public parking and pedestrian access to Parliament Street. The Market Cross Shopping Centre is located within in 30 metres away and offers additional retail amenities while enhancing footfall in the area. The location is well served by public transport, with Kilkenny Train Station and several bus stops within walking distance providing links to Dublin and other regional destinations.

Importantly, the building is situated within Kilkenny's renowned Medieval Quarter and occupies the original site of the historic Confederation Hall where the Confederate Parliament first assembled in 1642 during a pivotal period in Irish history.



DESCRIPTION



The property comprises a two-storey over basement building extending to approximately 887 sq. m. (9,551 sq. ft.), occupying a prominent position on Parliament Street. The building is let to Bank of Ireland, which operates the premises as the main banking branch in the city and central hub serving the wider region.

The ground floor features an open-plan customer banking hall with secure staff zones. The first floor provides a mix of open-plan and cellular offices along with meeting rooms. The basement includes staff WCs, kitchen and storage facilities.

Specifications include suspended ceilings, cassette-style air conditioning units and a mix of strip and panel lighting throughout, with CCTV cameras installed across the building.

Externally, there are 13 surface car parking spaces to the rear. Three ATMs are located to the front of the building.

ACCOMMODATION

Floor	Net Internal Area Sq M	Net Internal Area Sq Ft
Basement	93.56	1,007
Ground Floor (Retail/Offices)	431.15	4,641
First Floor (Office/ Stores)	389.75	4195
TOTAL	887	9,551



TENANCY DETAILS

Demise	Tenant	Size sq ft (NIA)	Site Area	Lease Start Date	Term	Passing Rent	Rent Review Provision	Expiry Date
Entire	Governor & Company of Bank of Ireland	9,551	Approx. 0.22 Acres	21/12/2006	25 years	€263,387 per annum	Upwards Only Rent Reviews	21/12/2031

COVENANT



Bank of Ireland, founded in 1783, is one of the two traditional Irish pillar banks. The Group provides a broad range of financial services to the personal, commercial, industrial, and agricultural sectors. As one of Ireland's largest financial services groups, Bank of Ireland is a leading provider of life, pensions, general insurance, investment, and savings products in the Irish market.

TITLE

The property is held under Freehold title.

ZONING

The property is zoned "General Business" under the Kilkenny City and County Development Plan 2021-2027 which permits uses such as dwellings, hotels, motels, retail and guest houses.

BER

BER D1

Energy Performance Indicator: 344.64 kWh/m²/yr 1.55

VIEWINGS

Strictly by appointment with the sole selling agents Colliers.



AGENTS



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