

FOR SALE

PRIME SHOPPING CENTRE INVESTMENT OPPORTUNITY

**CITY
SQUARE**
WATERFORD



CITY SQUARE WATERFORD

DUNNES
STORES

FORMER
DEBENHAMS



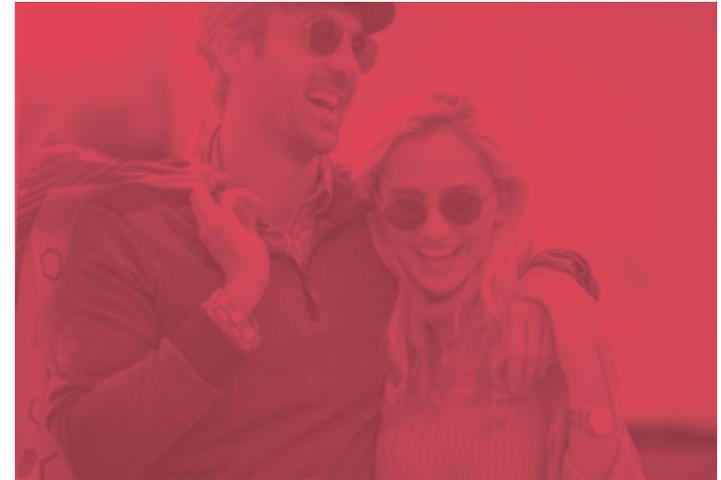
Waterford's
premier shopping
destination



Producing €1,538,900
per annum –
heavily under rented



Weekly footfall of approx.
110,000



Significant asset
management initiatives



WAULT of
3.92 yrs

LOCATION

Located in Waterford City, Ireland's fifth largest urban area and oldest city. It is the major urban centre and economic capital of the south eastern region. The city centre is a vibrant, bustling hub of activity with a population of some 50,000 people and over 510,000 people within a 60 minute drive time.

Situated approximately 168 kilometres south of Dublin, Waterford is well serviced with transport links including the M9 motorway linking the city to the national motorway network, Inter City train services from Plunkett Station and flights from Waterford Regional Airport. Waterford is also the closest deep water port to mainland Europe. There are two 3rd level colleges in the region, with a student population of approx. 17,000 and over 5,000 graduates annually. Also home to Waterford Crystal, the world renowned crystal makers established in 1783. The House of Waterford Crystal is a major visitor attraction in the City, located within a five minute walk of City Square.

City Square Shopping Centre is strategically located in the heart of Waterford City forming part of the main retailing pitch in the centre of the town, with pedestrian access from three prime entrance points – Peter Street, Michael Street and Arundel Square.

LOCATED
IN THE HEART OF
WATERFORD
CITY



DISTANCE BY CAR

DUBLIN
168KM

LIMERICK
127KM

CORK
119KM



DESCRIPTION

City Square Shopping Centre is laid out over two main retail floors, comprising a two storey Dunnes Stores grocery and fashion store, a two storey Department Store (formerly Debenhams) and 34 retail units and kiosks.

The centre adjoins City Square car park, providing direct access to 490 car parking spaces over two basement levels, accessed via High Street along the northern boundary of the centre.

Recently upgraded and extended with a significant capital expenditure programme. Works included an expansion of the food court, additional prime retail space fronting Arundel Square together with general mall improvements and upgrades.



TOP 5 TENANTS



JD Sports are a leading retailer of fashionable branded and own brand sports and casual wear combining global brands such as Nike, Adidas, Puma and The North Face with own brand labels such as Pink Soda, and Supply & Demand. They currently have 23 stores in Ireland.

RIVER ISLAND

With over 60 years of fashion retailing experience, River Island is one of the most well-known and loved brands on the High Street. They have over 300 stores across the UK, Ireland and internationally as well as six dedicated online sites.

Bookstation

Bookstation is Ireland's best value chain of Book and Stationery shops and have operated in Ireland since 1985 with 18 stores throughout the country.

Carraig Donn

Established in 1965, Carraig Donn is Ireland's premier retailer of Fashion, Jewellery and Giftware products. 100% Irish owned and operated. We currently employ 470 people across our head office and retail stores with 38 branches nationwide in prime retail locations.

Specsavers

Located in the UK, Ireland, Netherlands, Norway, Sweden, Denmark, Finland, Spain, Australia and New Zealand, employing over 32,500 people who work across our 1,978 stores, as well as in our support offices and throughout the supply chain.

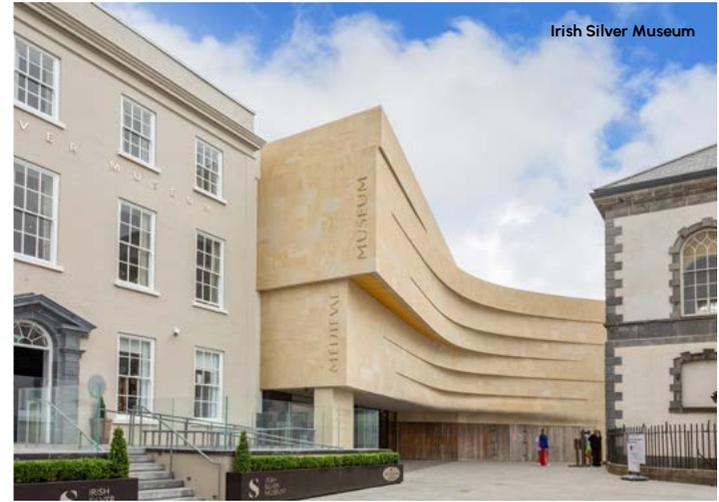
Ruins of Greyfriars Church



Entrance from Arundel Square



Irish Silver Museum



Plunkett Train Station



Waterford Bus Station



Barronstrand Street



John Street



Waterford Greenway



ASSET MANAGEMENT INITIATIVES

- An incoming investor will have the opportunity to substantially increase the rent roll on letting the vacant space.
- The former Debenhams unit, which extends to approx 80,000 sq.ft over two floors, with floor plates of approx 40,000 sq.ft will generate interest from top quality tenant. The unit lends itself to single or multi tenants, being easily divisible.
- Elsewhere, the letting of new modern retail units of approx 6,113 sq.ft and 8,800 sq.ft fronting onto Arundel Square, will further increase rent roll. Suitable for a variety of uses including retail, F&B, leisure and showroom etc (SPP).
- Terms are agreed on Unit 15 to a blue-chip retailer.
- The food court has recently been enhanced and developed but provides further potential to add an additional unit (SPP).
- Total Market Rent is assessed at excess €2,600,000 per annum.

RETAILING IN WATERFORD

City Square Shopping Centre is the principal retail destination in Waterford, with the main high street district centred around nearby pedestrianised John Robert's Square, Broad Street, Michael St, Arundel Square and Baronstrand St. Peter St and Blackfriars provide convenient and attractive links between this district and City Square. The area hosts a number of well known retailing names including Penneys (Primark), Boots, Argos, Guineys, Clarks, Lifestyle Sports, Tommy Hilfiger and Costa Coffee. Elsewhere, close to the city centre are TK Maxx and Tesco which have outlets at Polberry St but there is very limited comparison retailing outside the city centre, with the only notable exception being Next which has a unit of under 20,000 sq ft at Ardkeen Retail Park in the southern suburbs.





FURTHER INFORMATION

BER RATING 

TITLE

Freehold /Long Leasehold

PRICE / BIDDING PROCESS

On Application

DATA ROOM

www.citysquarewaterford.com

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