

## For Sale by Private Treaty (Tenants Not Affected) Market Place, Maine Street, Tralee, Co. Kerry.



- Superb investment/owner occupier opportunity
- Located in the heart of Tralee town centre
- Ground floor office building which enjoys excellent profile
- Sub divided into five self-contained office suites together with shared reception, meeting room and toilet facilities
- Secure access and monitored security system
- Potential to increase the rental income by letting the vacant units
- Multi storey car park immediately adjacent

Savills  
11 South Mall, Cork.

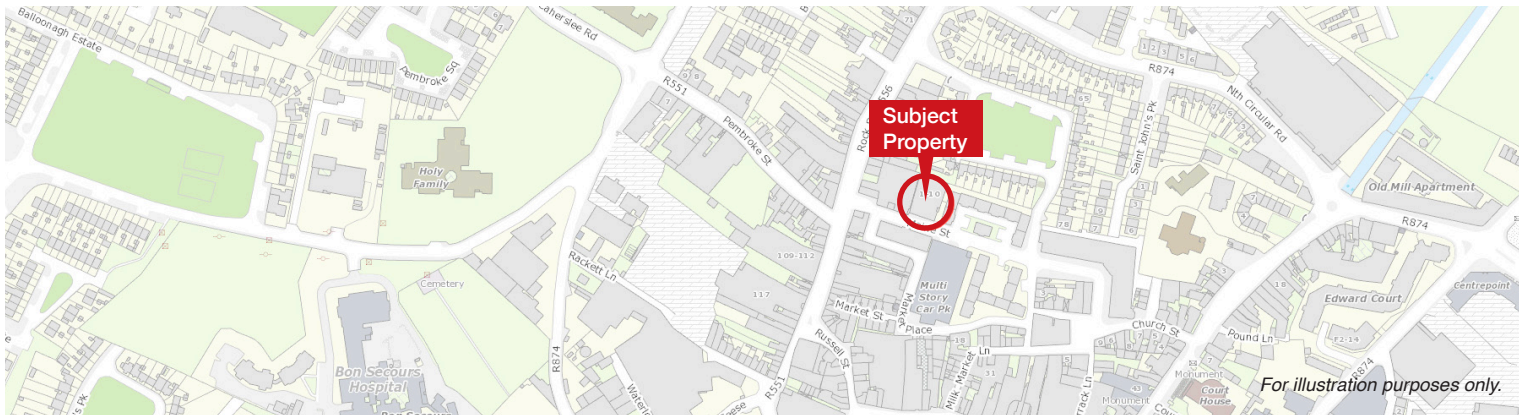
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For illustration purposes only.

## Location

This property is centrally located in Tralee Town on the North side of Maine Street, which connects Rock Street with Ashe Street. The surrounding area is mixed in character comprising both commercial and residential.

## Description

The property consists of the ground floor of a detached mixed use property. It is accessed directly from Maine Street with separate access to the upper floor residential units.

Internally there is a communal lobby and reception area which connects to a corridor leading to the individual office suites and communal toilets. The entire floor extends to approximately 420 sq m (4,520 sq ft).

- Suite 1: Large open plan office with three cellular offices and a kitchenette
- Suite 2: Open plan office suite
- Suite 3: Large open plan office unit with a cellular office and a kitchenette
- Suite 4: Reception area, two cellular offices and a kitchenette
- Suite 5: Reception area and four offices

## Title

Assumed Long Leasehold.

## Viewings

Strictly by appointment with the joint sales agents.



## Tenancy

| Suite   | Floor Area (Approx) sq ft | Tenant                     | Lease Term                       | Passing Rent (pa) |
|---------|---------------------------|----------------------------|----------------------------------|-------------------|
| Suite 2 | 957                       | Legal Aid Board            | 10 years from Feb 2014           | €15,000           |
| Suite 3 | 760                       | NCBI                       | 9 year lease from 19th Sept 2011 | €11,000           |
| Suite 4 | 783                       | Michael Brosnan Accountant | Rolling Agreement                | €12,000           |

## Price

On Application.

## BER Details

**BER C2 D1**

BER Numbers Available on request



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