

Unit 5, Market Cross Shopping Centre, Kilkenny

Excellent Retail Opportunity

TO LET

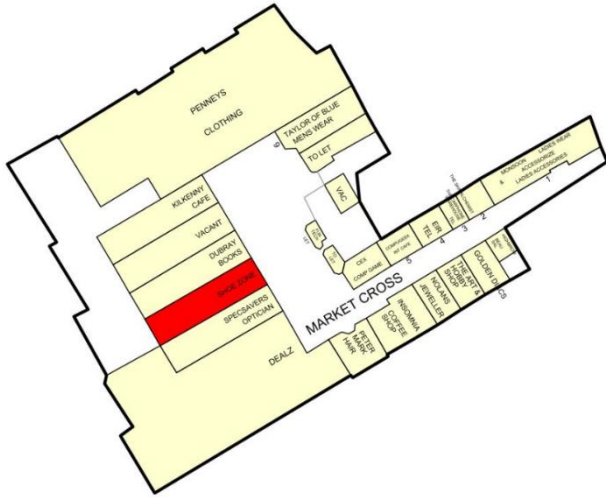


- Prominent Retail unit comprising c. 188 Sq M
- Superb location in the heart of the city centre.
- Adjoining users include Penneys, Supervalu, Monsoon and Carphone Warehouse.
- Suit a variety of retail users.
- Large catchment area with growing population

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Location

The unit occupies a prime position on the lower ground floor of Market Cross Shopping Centre on The Square which is the hub of the Shopping Centre. The centre is anchored by Supervalu and Penneys alongside other national and international retailers such as Monsoon, L'Occitane, Peter Mark, Specsavers and Carphone warehouse. The centre also has an adjoining 520 space car park.

Description

The subject property is laid out to provide for ground floor retail accommodation and comprises approx. 188 Sq.M. The shop is fitted to a good standard and a tenant will be in a position to open and trade at a relatively small cost.

Accommodation (NIA)

Floor Area	Sq.ft	Sq.M
Total	2,024	188

Service Charge

The gross service charge for the year ending 31/12/2019 is €21,984

Commercial Rates

We are advised that the commercial rates for the year ending 31/12/2019 are €6,200

Insurance

The annual insurance premium is €5,297

Rent

€50,000 pax.

BER

BER B2

BER No.: 800692717

Energy Performance Indicator: 490.48

Viewing

Strictly by appointment through the sole letting agents.

