

FOR SALE

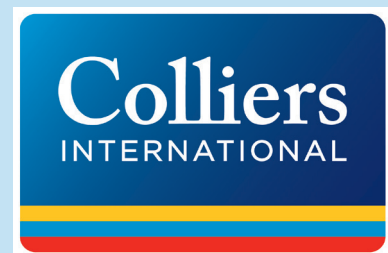
Investment Opportunity



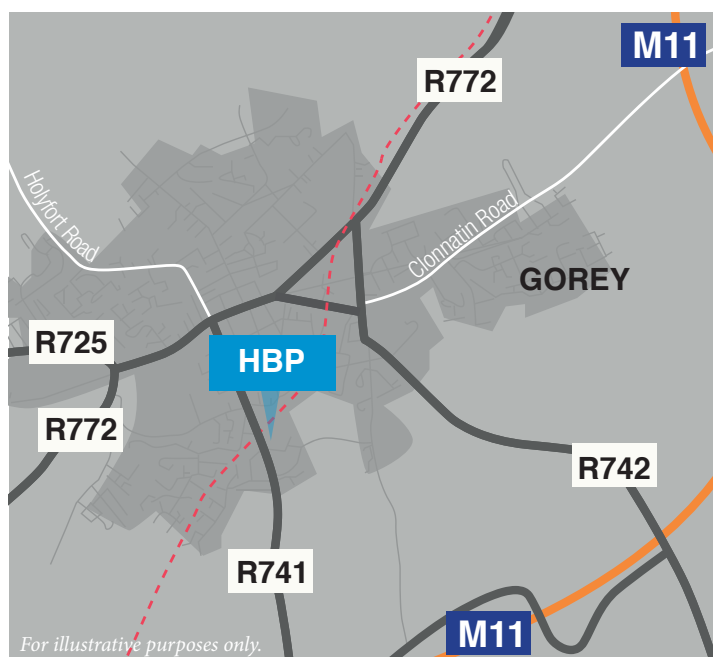
Heiton Buckley, Knockmullan Retail Park, Gorey, Co. Wexford.

The property comprises a large L-Shaped detached warehouse unit currently fitted out as a builders providers/hardware store with ancillary storage space to the rear. The building has been constructed with a steel portal frame, clad with a combination of concrete block to a height of two metres with double skin metal deck sheeting on the upper walls and the roof.

Internally there is a steel frame mezzanine level covering a portion of the retail floor. The mezzanine is fitted out with additional storage, offices and staff facilities. There is customer car parking to the front of the building and a large service yard to the rear, the yard measures circa. 1.05 Acres and includes a timber storage shed.



- **Leased to Grafton Merchanting ROI Limited (T/a Heiton Buckley)**
- **Annual rent of €115,000**
- **Ten-year lease from 1st July 2012**
- **Large DIY store and Builders Merchants comprising 29,160 sq. ft.**



Location

The property is well located on the edge of Gorey in Knockmullen Retail Park off the R741, which links Ballycanew with Gorey town centre. The retail park is less than 700 metres from Gorey Main Street, and Gorey shopping centre is 200 metres from the property.



Tenancy

The entire is held under a ten-year lease to Grafton Merchanting ROI Limited from the 1st July 2012. The passing rent is €115,000 per annum, and there is a break option at the end of year five.

Accommodation

Building		Sq. m.	Sq. ft.
Main building	Ground Floor Retail	937.9	10,095
	Ground Floor Stores	897.4	9,659
	Mezzanine	588.2	6,331
Timber Stores	Entire	285.7	3,075
	TOTAL (GIA)	2,709.2	29,160

Further Information

Title

We understand the property is held under Freehold title.

BER

BER C1



Contact

Colliers International

Hambleden House,
19-26 Lower Pembroke Street,
Dublin 2.

+353 (1) 633 3700

Richard Bielenberg

richard.bielenberg@colliers.com

Paul Cummins

paul.cummins@colliers.com

Michele McGarry

michele.mcgarra@colliers.com