

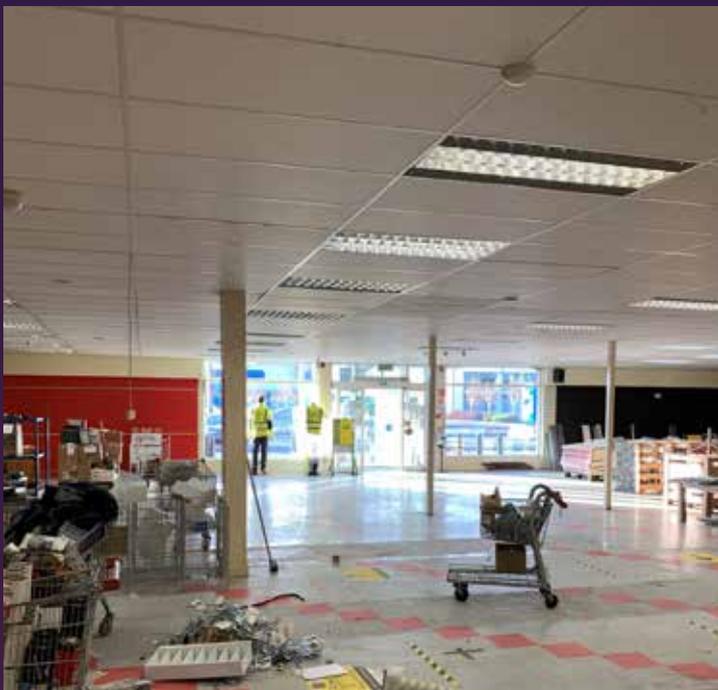
# PRIME RETAIL OPPORTUNITY

FORMER DAIRYGOLD CO-OP,  
CAHIR ROAD, CASHEL, CO. TIPPERARY



## Highlights

- ▶ Excellently located retail warehouse building that extends to 1,981.67 Sq M (21,329 sq ft) over ground and mezzanine level, with storage facilities to the rear.
- ▶ Located on a site of approximately 2.98 Acres (1.2 Ha)
- ▶ Potential for redevelopment subject to planning permission
- ▶ Excellent frontage on to Cahir Road, located just off the N74 and M8
- ▶ Neighbouring occupiers include Lidl, Tesco and Mother Hubbards





## Location

The property is located on the R639 Cahir Road, just on the outskirts of Cashel Town Centre.

The property itself has excellent profile on to the Cahir Road, which is in close proximity to both the N74 which connects Cashel to Tipperary Town, as well as the M8, which forms part of the motorway between Dublin and Cork. The property benefits from a strong passing trade, due to the nearby occupiers of Tesco, Lidl and Amneal Pharmaceutical's, as well as the strong transport links previously mentioned.

Cashel is a traditional market town and would be an important service hub for the immediate environs offering retail, banking and business services. The town is well serviced from a retail point of view with Supervalu, Lidl and Tesco all located within the town. Cashel and its immediate environs have a population of approximately 4,422 persons, which was recorded in the CSO Census 2016.

In addition to being an important service centre for the town, the town is also a popular tourist destination due to number of protected buildings and the Rock of Cashel, which is one of Ireland's most visited tourist attractions.

## Description

The subject property comprises of a prominent retail warehousing opportunity with excellent frontage on to the Cahir Road, with nearby links to the N74 and the M8, extending to 1,981 Sq M (21,331 sq ft). The property is laid out over ground and mezzanine level, with the ground floor set out as open plan with stairway access to the mezzanine level. The property benefits from ample surface car parking to the front of the subject property, with a large yard to the rear as well as attractive floor to ceiling heights of 3.7m (12 ft).

The rear yard is primarily comprised of a hardcore and concrete yard area, with the benefit of several roller shutter doors to the unit for ease of access. A large storage warehouse is also located to the rear of the site, comprised of metal deck cladding and roller shutter doors also.

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## Accommodation

LEVEL	AREA SQ. M	AREA SQ. FT
GROUND	1,492.72	16,066
MEZZANINE	488.95	5,263
TOTAL	1,981.67	21,329
REAR WAREHOUSE	620.00	6,674

## Connectivity



**BY AIR** – Cork Airport (98.5km), Shannon Airport (85.5km) and Dublin Airport (172km) all provide international and commercial flights to and from Ireland, with Cashel being less than 2 hours drive from each of the airports.



**BY ROAD** – Cashel is located in a central location which benefits from multiple nearby excellent road transport links with the M8, connecting Cork to Dublin, the N24 connecting Limerick to Waterford and the M9, connecting Waterford to Dublin all in close proximity to Cashel town.



**BY RAIL** – The nearest train station to Cashel is located in nearby Thurles, another large town located in Tipperary, which provides multiple train routes connecting Cork to Dublin and Limerick to Dublin.



## Zoning

The subject property is located to the south of the town centre and is situated in an area with a mix of industrial and commercial uses. The property is zoned as "Industrial/Employment" as per the Cashel Town and Environs Development Plan 2009 (Extended) which aims "To provide for new Enterprise and Employment Uses, and to protect adjoining residential amenity", which provides for a huge redevelopment potential, subject to planning permission.



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## Lease Terms

Available on request

## Rent

€150,000 per annum exclusive

## Price

€1,250,000 Exclusive

## BER

E2

## Further Information

Available from Sole Selling/ Letting Agents



### Savills

11 South Mall

Cork

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