



No. 7 Blackfriars, Waterford. X91HP73.

For Sale

€595,000 Exclusive



BER PENDING

PSRA Licence Number: 004069



52 High Street

Waterford

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DESCRIPTION

Tenant Unaffected Excellent three-storey retail premises of c. 2,300 sq.ft. currently let to '3 Ireland' on a 21 year lease with 6 years remaining unexpired. The premises occupies an excellent position within the retail hub of Waterford City Centre, adjacent to City Square Shopping Centre and a host of high profile retails premises including River Island and Vodafone. The ground floor offers a retail floor plate of c.915 sq.ft. with a further c. 769 sq.ft. at first floor level comprising of offices, staff area and canteen, together with extensive storage of c. 624 sq.ft at second floor level. The building was extensively renovated and modernised in 2006 and is in excellent structural and decorative condition throughout. Passing rent €90,000 p.a. with 6 years unexpired.

LOCATION

The property is located in Blackfriars, a bustling pedestrianised thoroughfare between Arundel Square and Barronstrand St. in Waterford City. It enjoys an excellent retail position with excellent visibility from the Arundel Square area with superb footfall due to its location between two main shopping areas. The property is situated adjacent to the entrance to City Square Shopping Centre and the River Island store and also adjoins the Vodafone store.

LEASE DETAILS

Tenant:	Hutchinson 3G Ireland Ltd.
Commencement date:	Sept. 2006
Term:	21 Years
Passing Rent:	€ 90,000 P.A.
Reviews:	5 Yearly Upward Only Rent Reviews

FEATURES

High profile retail premises
Superb primary retail location
Fully let to 3G Ireland
Substantially renovated and modernised in 2006
Excellent office, storage and staff facilities on upper floors

RATES

City Council Rates for 2021 €10,062.40

ASKING PRICE €595,000 Exclusive

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER ON 051-852233**



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ACCOMMODATION

Ground Floor: C.85 Sqm / C.915 sq.ft.
Main shop area
WC
Store room
Access to rear yard

First Floor: C.71.5 Sqm. / C.769 sq.ft.
Office 1
Office 2
Staff room / canteen

Second Floor: C. 58 Sqm. / C.624 sq.ft.
Large open plan store area

BER DETAILS:

BER Rating: C3

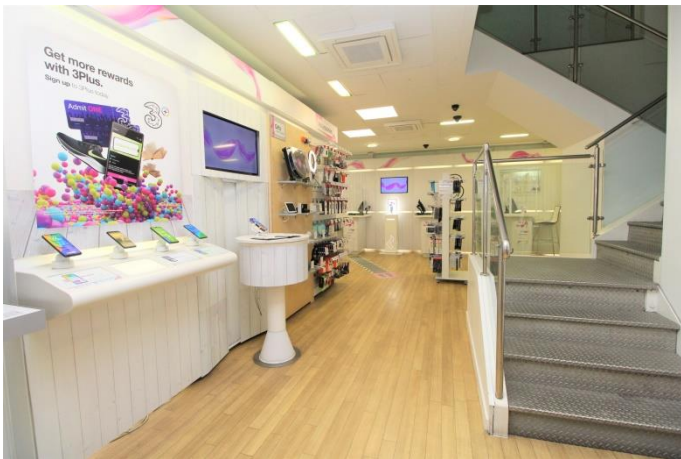
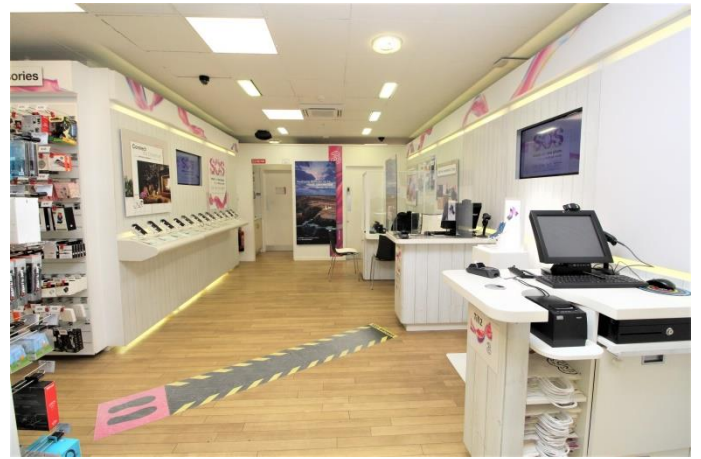
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Energy Rating Indicator: 414.38 kWh/m²/yr 1.39



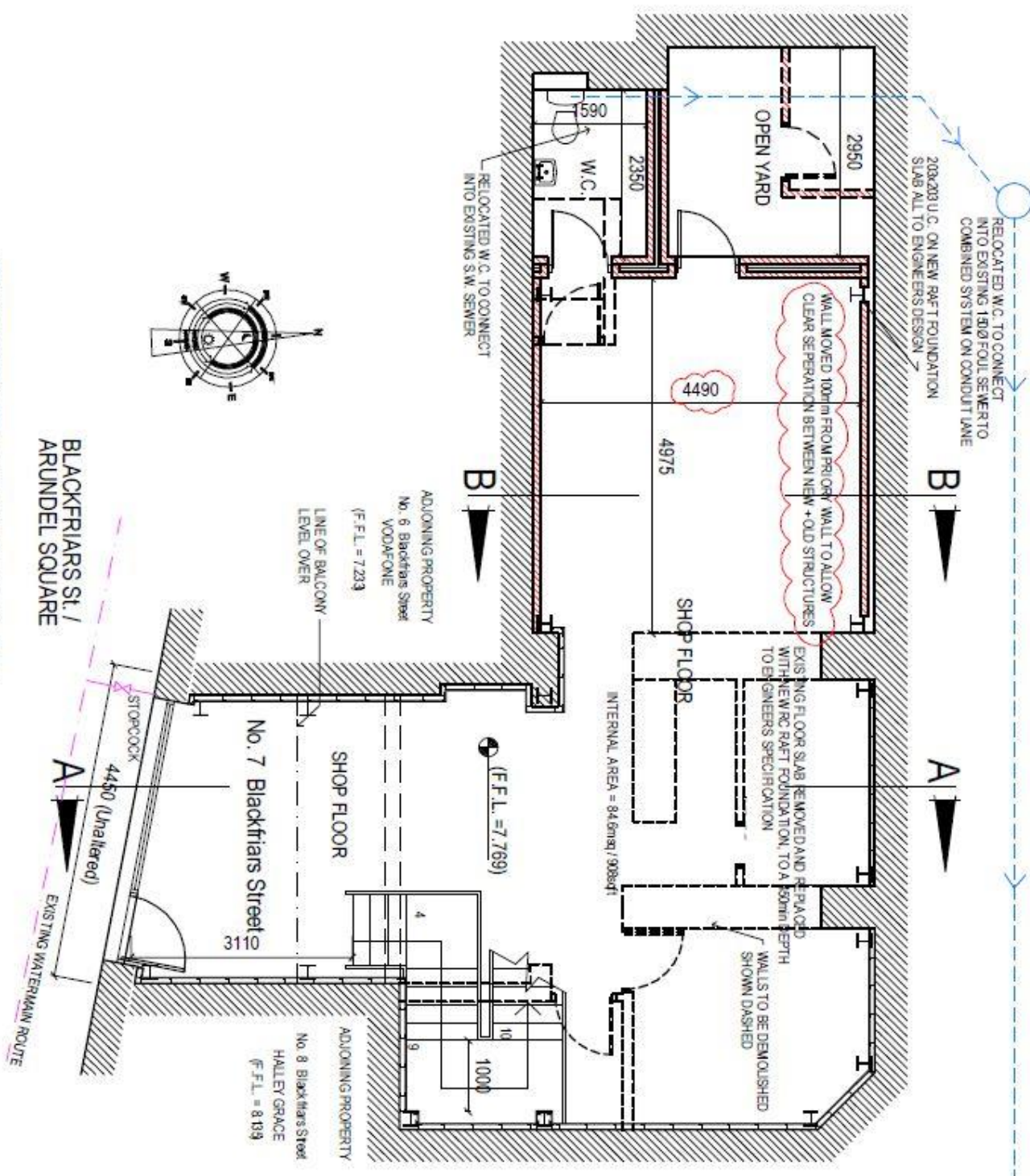
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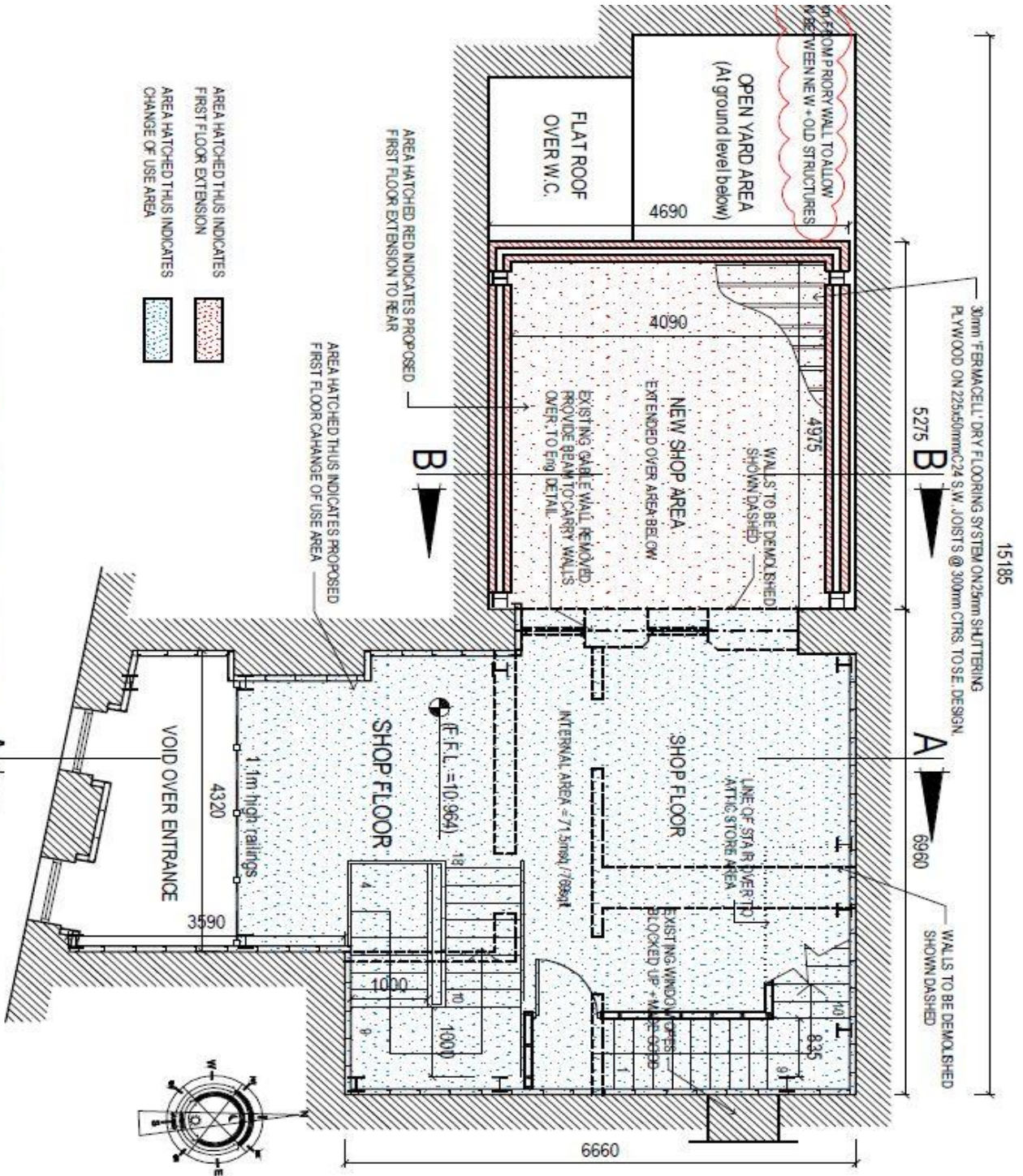


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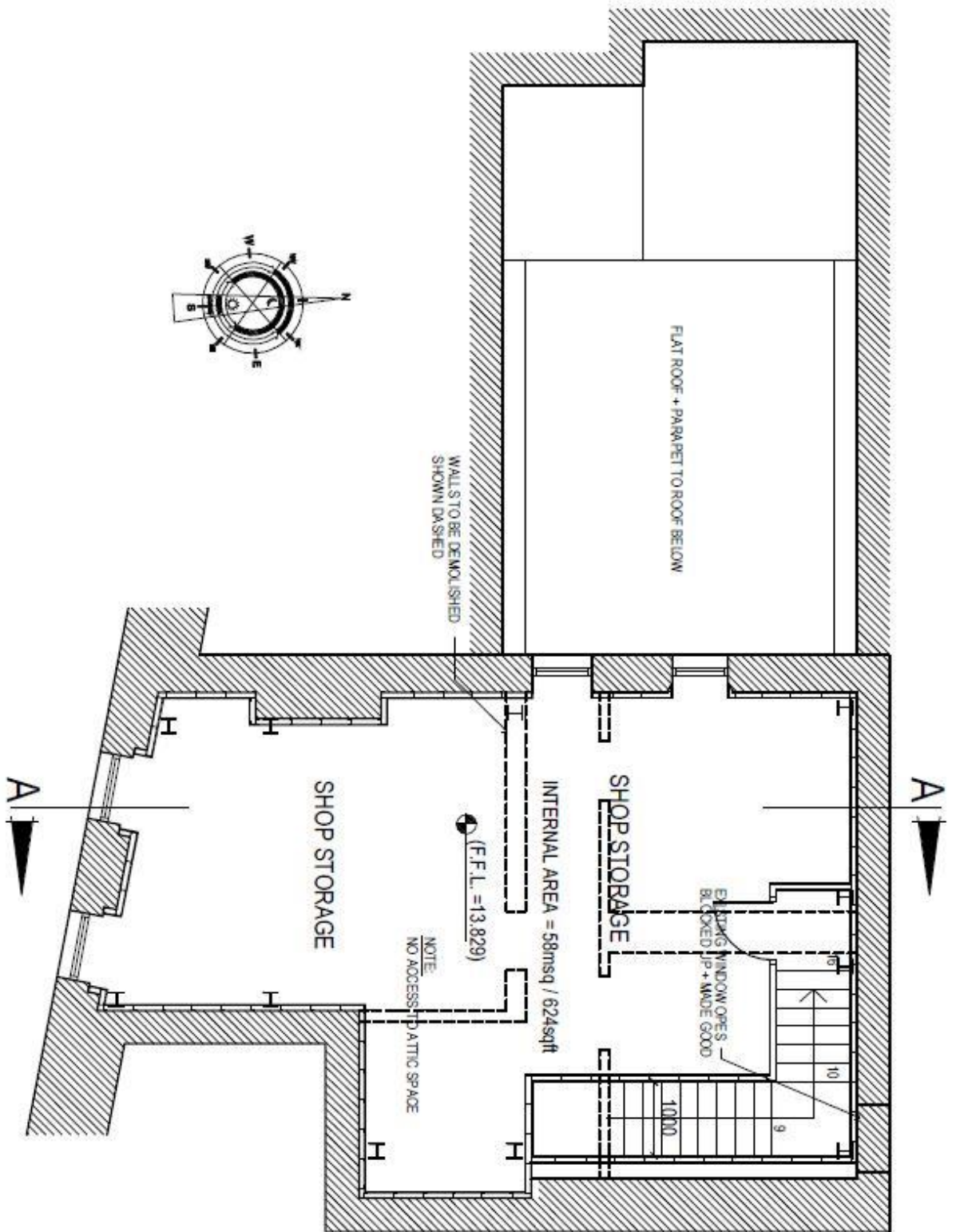
PROPOSED FIRST FLOOR PLAN

SCALE 1:100



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PROPOSED SECOND FLOOR PLAN

SCALE 1:100

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