

FOR SALE (BY PRIVATE TREATY)

FUEL DEPOT INVESTMENT

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**KLASS OIL
FUEL DEPOT
KERNANSTOWN INDUSTRIAL ESTATE
CARLOW
R93 V2P4**

BER D1



Subject to Contract/Contract Denied/Without Prejudice/ Subject to your advisor's legal due diligence

- Secure and established fuel depot facility let to Klass Energy Ltd t/a Klass Oil
- Detached industrial unit extending to 270 sq. m (2,900 sq. ft) GEA
- Secure surfaced yard suitable for fuel deliveries and tanker access
- Three above-ground fuel storage tanks (3 × 54,000 litres)
- Fuel dispensing area with canopy and associated operational infrastructure
- Located within Kernanstown Industrial Estate, approx. 2km from Carlow Town Centre
- Unexpired lease term of approx. 8.9 Years
- Currently producing €34,800 per annum reflecting a NIY of approx. 8.44%



PROPERTY OVERVIEW

McNally Handy & Partners are pleased to present this established fuel depot investment opportunity located within Kernanstown Industrial Estate, Carlow. The property comprises a secure, gated yard incorporating fuel storage and dispensing infrastructure together with a detached industrial building extending to approximately 270 sq. m (2,900 sq. ft). The building includes office accommodation of approximately 45 sq. m (487 sq. ft) supporting depot operations, together with a workshop/storage area with 5m eaves height and four roller shutter doors.

The site is surfaced in concrete and tarmac and is configured to accommodate fuel deliveries, tanker manoeuvring and operational vehicle circulation.

- Three above-ground fuel storage tanks (3 × 54,000 litres)
- Fuel dispensing area with canopy and associated operational infrastructure
- Drainage infrastructure including slot drains, ACO drains below ground interceptors
- Three-phase power
- 5 meter eaves and four roller shutter doors (6.0m x 4.77m)
- Secure surfaced yard suitable for fuel deliveries and commercial vehicle circulation

Internally, the unit is split into two sections:

1) Office space consisting of two primary rooms to the front with plaster painted walls and ceilings, fluorescent tube lighting, electric storage heating and carpeted flooring extending to 47.25 sq. m (487 sq. ft) incorporating male and female bathrooms and a shower room.

2) The workshop area has smooth concrete flooring and benefits from four roller shutter doors (6.0m x 4.77m) and 5m eaves. The storage area has been subdivided and fireproofed for insurance purposes.



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226

LOCATION

The property is located within Kernanstown Industrial Estate, approximately 2km north of Carlow Town Centre. The estate is a well-established commercial and industrial location accommodating a range of logistics, storage, and light industrial occupiers.

The area benefits from excellent transport connectivity, with convenient access to the N80 and the M9 motorway, providing direct links to (80km) Dublin, (37km) Kilkenny, and (75km) Waterford. Carlow Town serves as a key regional centre in the South-East, offering a wide range of commercial services, transport links, and amenities.

Carlow has a growing population, with Carlow Town now home to 27,351 residents (2022 Census), marking a 13% increase since the 2016 Census. The population of County Carlow stands at 61,938, reflecting a 9% growth over the same period.

TENANCY & INCOME

Let to Klass Energy Limited T/a Klass Oil on a 10 year FRI lease until 9th February 2035 – current passing rent of €34,800 per annum. Incorporating a CPI linked Index rent review at the end of year 5.

ACCOMMODATION SCHEDULE

DESCRIPTION	USE	SQ.M	SQ. FT
INDUSTRIAL	FUEL DEPOT	270	2,900
REAR YARD	FUEL DEPOT	509	5,483

Any potential purchaser will need to satisfy themselves regarding measurement and the above figures and attached layout plans are for identification purposes only and cannot be relied upon by any third party.

OUTGOINGS

COMMERCIAL RATES (2026): €5,454 per annum

SERVICE CHARGE (2026): €TBC

BUILDING INSURANCE (2026): €4,519 per annum

BER DETAILS

BER: D1

BER Number: 801138249

EPI: 306.85 kWh/m²/yr 1.69

TITLE

We understand the property is held Freehold.

GUIDE PRICE

Offers in excess of **€375,000**.

NIY

Reflecting a **Net Initial Yield (NIY)** of approx. **8.44%** assuming standard purchaser costs.

VIEWING

By appointment only through sole agents McNally Handy & Partners.

Contact

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Any potential purchaser will need to satisfy themselves regarding site boundaries and floor area. Attached layout plans are for identification purposes only and cannot be relied upon by any third party.

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