

For Sale - Compact Investment Opportunity - tenants not affected

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For Sale by Private Treaty (Tenants not affected) Unit 19 Market Square, Mallow, Co. Cork



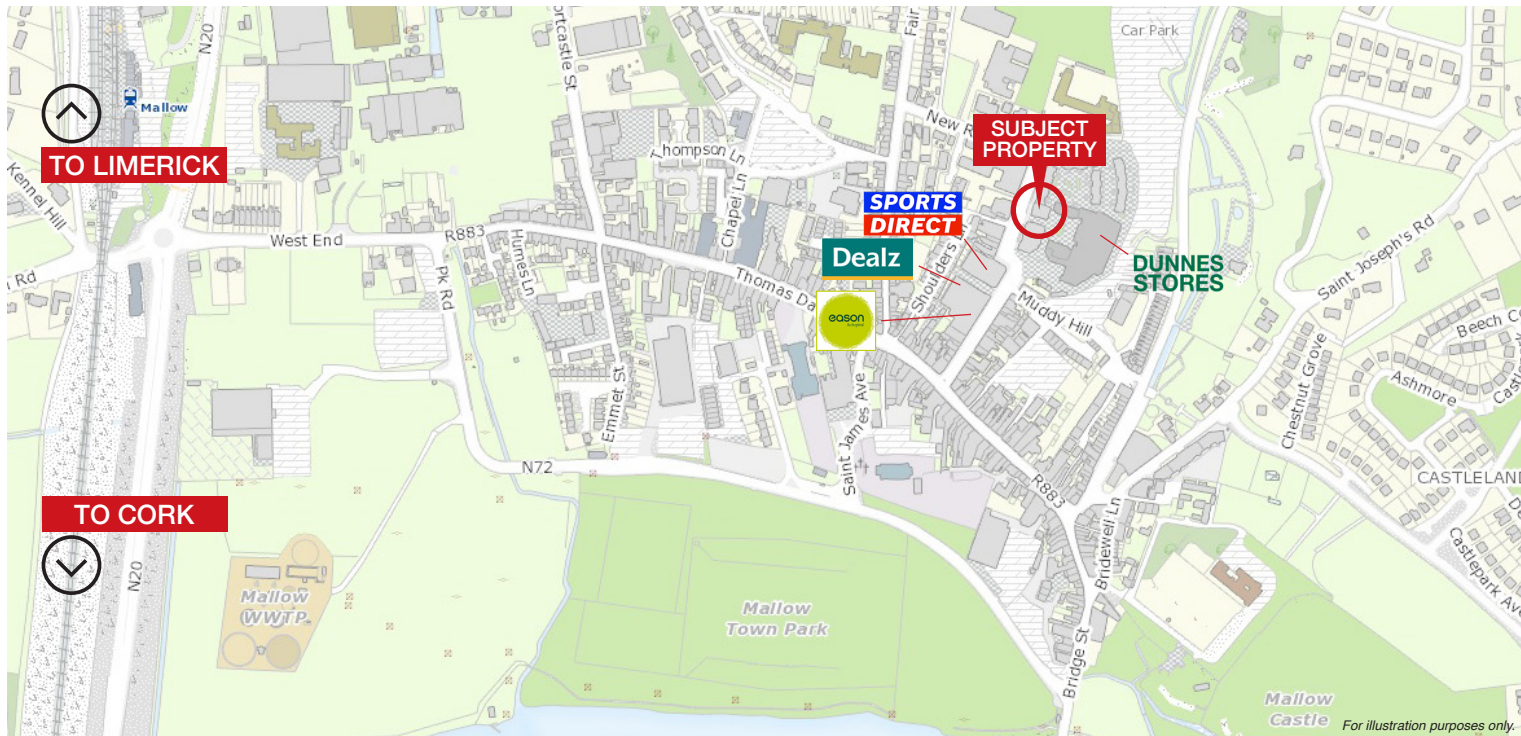
- Town centre investment opportunity located within the Market Square development in the heart of Mallow Town
- High profile unit with the benefit of the existing tenant, and generating a rental income of €14,000 per annum
- Offered for sale with the benefit of the existing tenant and the unit has been fitted to a very high standard
- Neighbouring occupiers include Dunnes Stores, Sports Direct, Dealz, Easons, and Costa Coffee

BER C3

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Location

The property is located in the centre of Mallow Town. The property is situated on the western side of the Market Square development which is the prominent mixed use residential and commercial development in Mallow Town Centre, and is the retail hub of the town. The overall development benefits from basement carparking and is anchored by Dunnes Stores and Sports Direct, with other occupiers including Dealz, Easons and Costa Coffee.

Mallow is an important satellite town located 34 km north of Cork City, with excellent transport links including the N20 Cork – Limerick Road, as well as having a rail line which serves the Dublin to Cork route and the Kerry Route making Mallow an attractive commuter location. Mallow has a large catchment area in excess of 50,000 people, with the population of the town itself in the region of 12,000 which continues to grow.

Description

Unit 19 Market Square comprises a prominent retail / commercial unit with excellent frontage and extends to approximately 118 sq.m. (1,270 sq.ft.) on ground floor level.

Internally, the unit is well fitted as a childcare facility with ancillary staff accommodation. The property has the benefit of excellent natural light.

The overall Market Square development includes some 160,000 sq.ft. of retail space, 60,000 sq.ft. of office space and 55 apartments/duplexes.

Title

The property has good and marketable title.

Viewings

Strictly by appointment with the sole sales agents.

BER Details

C3

Tenancy

Demise	Tenant	Size sq. m. (sq. ft.)	Lease Start	Lease Term	Lease Expiry (Break Option)	Passing Rent (pa)
Unit 19	Dusanka Valentic	118 sq.m. (1,270 sq.ft.)	03/09/2018	10 years	02/09/2028 (02/09/2023)	€14,000

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