

**FOR SALE BY PRIVATE TREATY (Tenants Not Affected)**



**PRIME INVESTMENT PROPERTY  
(4 Storey Mid-Terrace Building with Rear Site)**

**19 HIGH STREET  
KILKENNY**

## LOCATION

The subject property occupies a high profile location on High Street, the main retail thoroughfare in Kilkenny City Centre, benefiting from a high footfall and a number of prominent retail occupiers, with the Market Cross Shopping Centre and a number of Car Parks located closeby. Kilkenny is one of the leading urban/tourist centres in the South East Region of Ireland, located approx. 120 km south west of Dublin. Kilkenny City, with a population of 24,423 people (Census 2011), is served by excellent road and rail infrastructure with the City providing a major retail and tourist function for region.

## DESCRIPTION

The property comprises a 4 storey mid-terraced building fronting High Street with 3 storey rear extension and a rear infill undeveloped site. The building provides for a ground floor retail unit (73.5 sq.m), occupied by Newbridge Silverware, with the upper floors (separate own door access) and extension providing for a mix of office/storage uses. The rear site, which is accessed via No. 19, is currently overgrown with boundaries being formed by adjoining buildings or the City Wall. The ground floor and part of the first floor are currently occupied (see Tenancy).

## ACCOMMODATION: (GIA)

	Sq.m.	Sq.ft.
No. 19 High Street	270.1	2,907
Rear Extension	74	797
Total:	344.1	3,704

## QUOTING PRICE:

€400,000 (excl. VAT)

## TEANACY:

The ground floor retail unit is let to "The Newbridge Cutlery Company" on a 4 year 9 month IRI lease from 8<sup>th</sup> June 2015 at a passing rent of €35,000 per annum, rising to €40,000 per annum for the balance of the term from June 2017.

Part of the first floor (approx. 41.5 sq.m) is occupied by Callanan Auctioneers on an informal basis (with renewal rights) at a passing rent of €3,600 per annum.

Balance of Property – Vacant Possession.  
Lease Details available on request.

## TITLE:

Freehold (assumed).

## SERVICES:

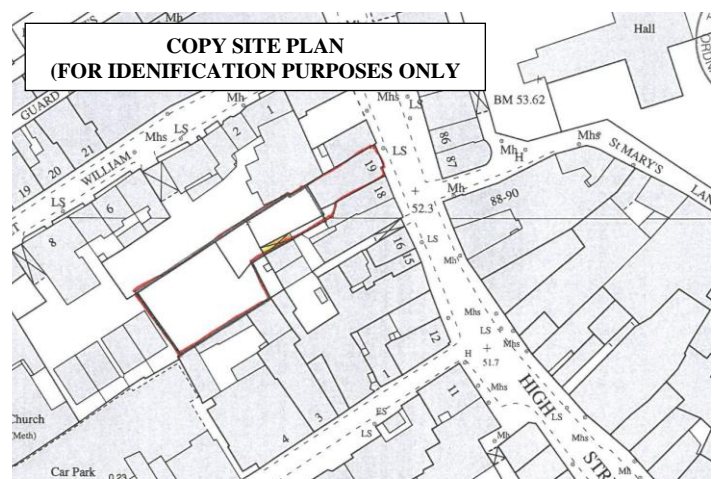
All mains services connected or available.

## BER CERTIFICATION:

BER Exempt – Protected Structure.

## VIEWING:

Strictly by appointment with sole selling agent.



## CONTACT:

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