

3 UNITS AT KINSALE ROAD INDUSTRIAL ESTATE, KINSALE ROAD, CORK



021 427 77 17

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An opportunity to acquire 3 fully let commercial units (tenants remaining unaffected) in this high profile location within the Kinsale Road Industrial Estate.

The units have a combined current rent roll of €171,000 .

The units occupy an overall site area of approx. 0.8 acres/ 0.32 ha.

This location provides immediate access to the South Link Road Network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

Established and nearby neighbouring occupiers include; Harvey Normans, O'Callaghan Electrical, Keohane Seafoods, Smyths Toys, Woodies, Barry's Tea, Home Store & More, Harry Corry and Musgraves.

Viewings Strictly By Appointment With Sole Agents

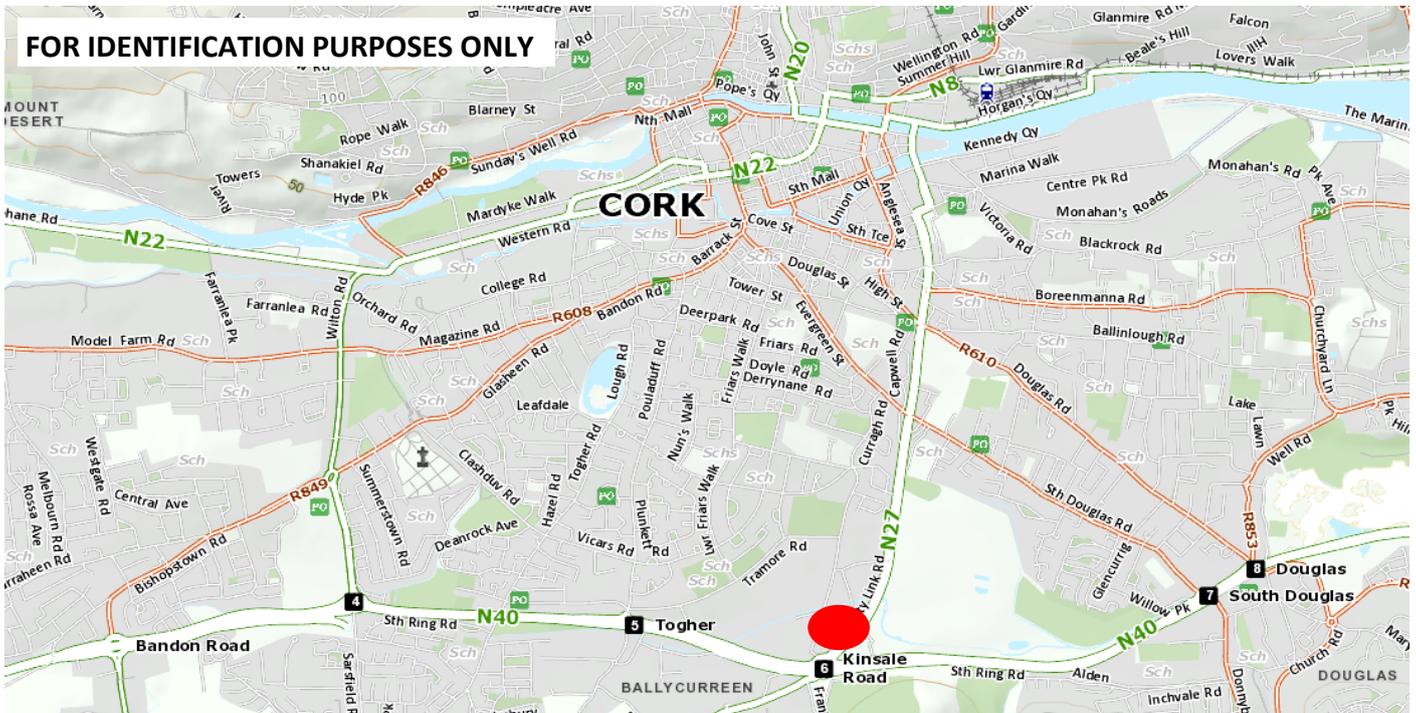
FOR SALE BY TENDER

Location

The subject property is located on the Kinsale Road, directly off the Kinsale Road Roundabout, approximately 3 km south of Cork City centre. As Cork City's busiest traffic junction the location enjoys over 85,000 passing cars daily.

This location provides immediate access to the South Link Road Network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

Adjoining occupiers include Harvey Normans, O'Callaghan Electrical, Keohane Seafoods, Smyths Toys, Woodies, Barry's Tea, Home Store & More, Harry Corry and Musgraves.





Description

Three commercial units for sale on an investment basis with the current tenants remaining unaffected. The 3 terraced units, extend to an approximate footprint of 11,710 sq.ft with additional mezzanine level areas. The units occupy an overall site area of approx. 0.8 acres/ 0.32 ha.

While the properties enjoy exceptional covenant strength, particularly with HSS as a PLC, the offering is further enhanced by its unrivalled profile location which occupies an exceptional position directly off the Kinsale Road Roundabout, approximately 3 km south of Cork City centre.

As Cork Cities busiest traffic junction the location enjoys over 85,000 passing cars daily. This location provides immediate access to the South Link Road Network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

Tenancy Synopsis

(Further lease details available strictly on request to identified parties)

Tenant	Lease Term	Rent Review	Rental Income
HSS Hire Service Group PLC** (Two Terraced Units)	25 Years from September 1999	5 Yearly Upwards Only	€141,000 per annum
Leeside Interiors Ltd t/a Cork Tile & Wood Flooring (Terraced Unit)	10 Year lease from May 2016	Agreed rental increase to €35,000 in May 2018.	€30,000 per annum

** While HSS have sub-let the unit to Northgate Vehicle Hire and Johnstone's Decorating Centre, HSS remain responsible for the original lease.

Tender Details:

Tender documents available on request to principals only from the offices of Whelan Solicitors, Grattan Court, Washington Street West, Cork.

Completed tenders to be returned to the offices of Whelan Solicitors, **No Later than 12 Noon on Wednesday 4th October 2017.**

Solicitor

Ciara Quinlan

Whelan Solicitors, Grattan Court, Washington Street West, Cork

Viewing

Strictly by prior appointment with Sole Agents;

Rob Coughlan

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Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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