

Unit 7, Moremiles Centre, Redforge Road, Blackpool, Cork

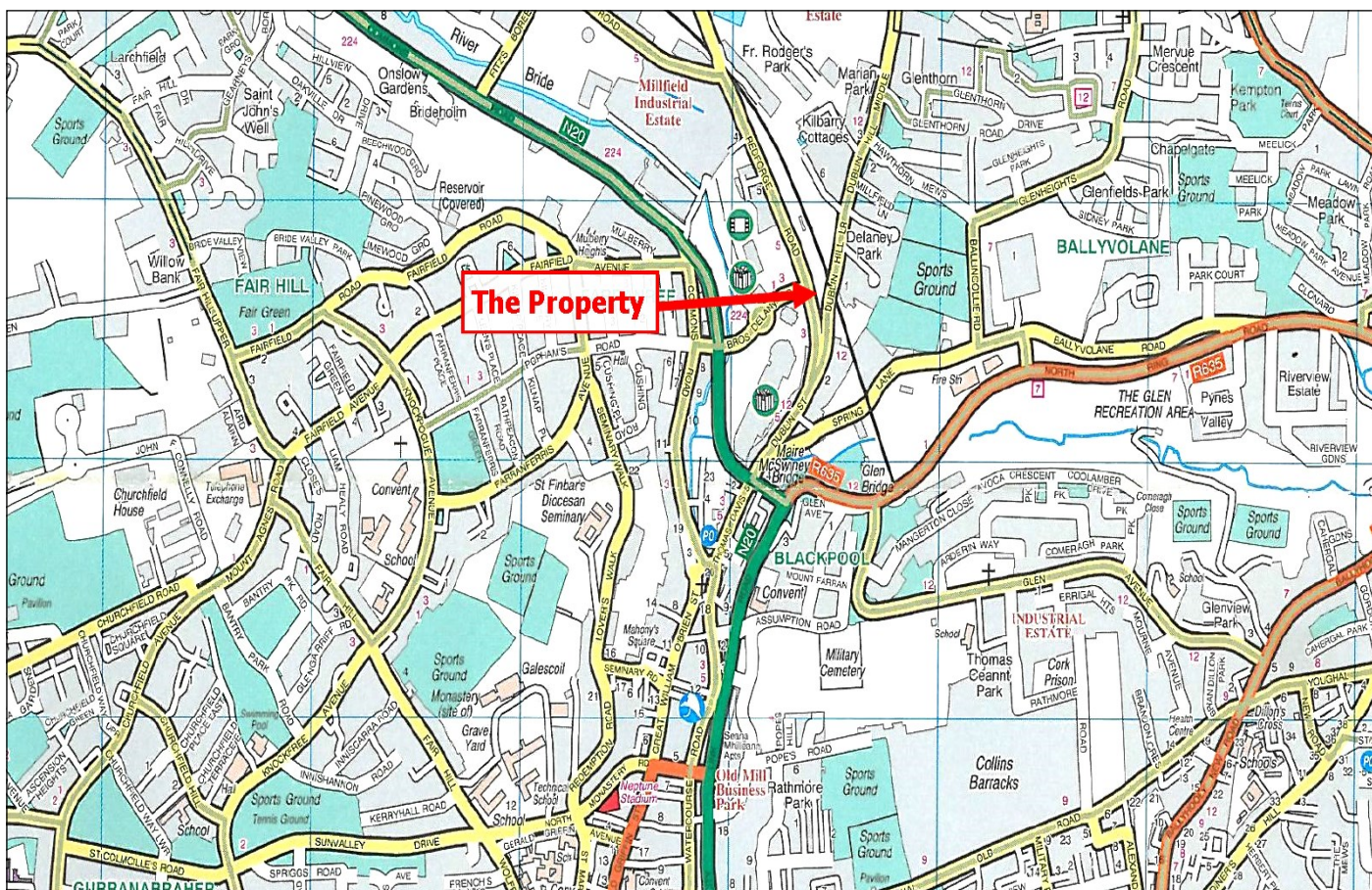


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- > A modern, high profile retail / office unit adjacent to Blackpool Shopping Centre & Retail Park.
- > The property extends to approximately 610 sq. ft. in total and is currently fitted out to an exceptionally high standard throughout.
- > Blackpool is traditionally the main commercial centre on the northside of Cork city.
- > Occupiers in the immediate vicinity of the subject property include Dunnes Stores, Permanent TSB, Boylesports, Dominos Pizza, 3 Degrees Hair Design, O'Connor Poole Optician, Fellas Fast Food, Restaurant and Forge Road Café, among many more.
- > Fully tenanted investment opportunity currently let trading as Blackpool Travel under a 4 Year & 11 month Lease from May 2014 at a current rent of €13,898 per annum exclusive.

FOR SALE

Viewings Strictly By Appointment With Sole Selling Agents



Location

Moremiles Centre is approximately 2 kms north of Cork City Centre on Redforge Road, just off the N20 Cork - Limerick Road. Blackpool Shopping Centre & Retail Park is immediately adjacent to the property and is anchored by Dunnes Stores and other major occupiers including Heaton's, Next, Aldi, Woodies, McDonalds, Sam MacCauley Pharmacy, etc.

Description

The property comprises a ground floor commercial unit with a large return display window frontage. Internally, the unit is fitted to suit office/ retail use and also contains a small toilet & kitchenette area. The property is finished to the highest standards throughout with tiled floors, suspended ceilings, recessed light, CCTV, security alarm & air-conditioning.

Accommodation

Description	Sq Ft	Sqm
Unit 7	610	56.7
Total	610	56.7

Lease Details

Property is currently let to McCarthy's Travel Agency Ltd t/a Blackpool Travel for a term of 4 Years & 11 Months from May 2014. Tenant has an option to renew for a further period of 4 Years & 11 Months, subject to conditions.

Current rent passing is €13,898 per annum exclusive.

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