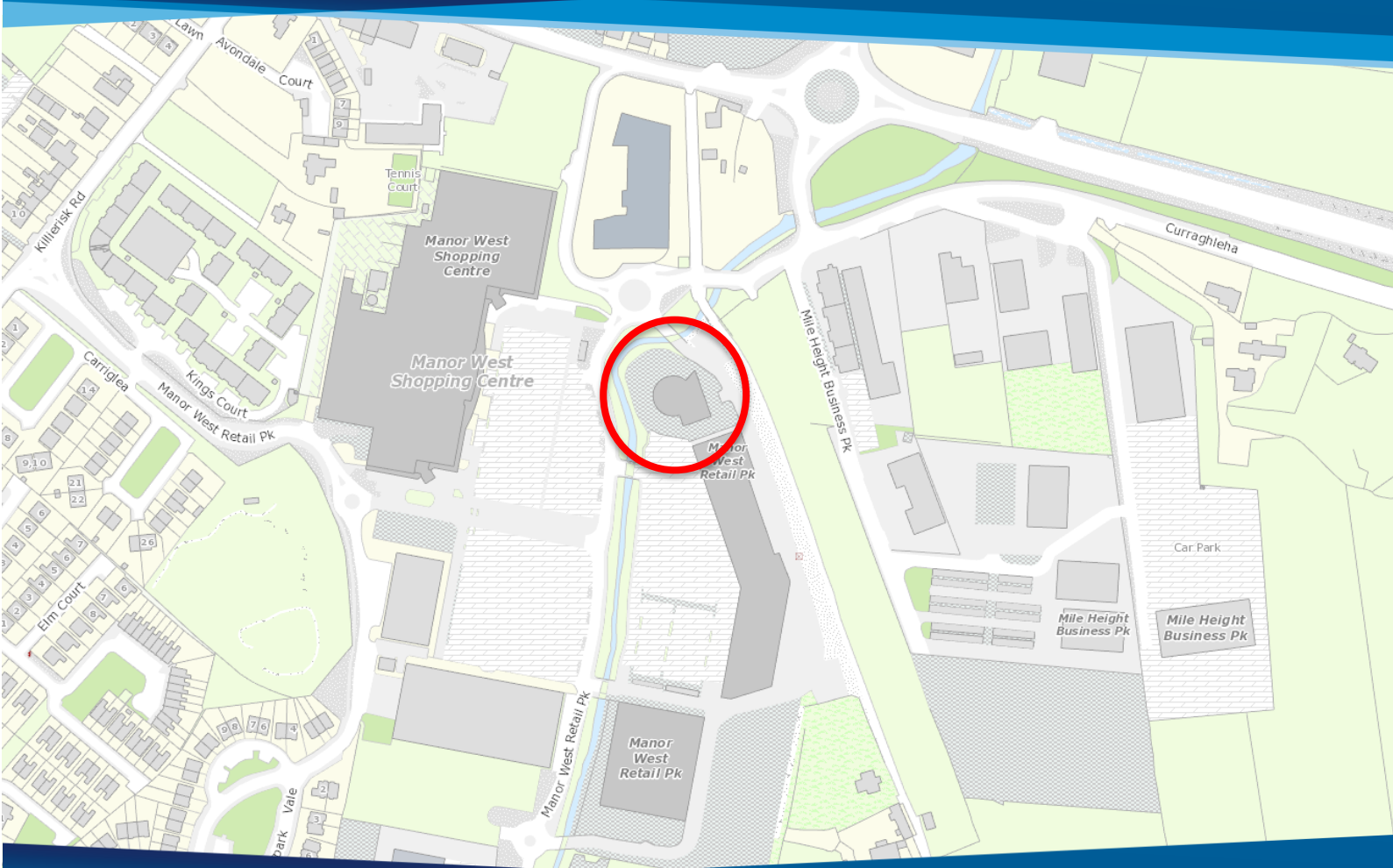




## **FOR SALE**

### **RETAIL / DEVELOPMENT OPPORTUNITY**

- Very well presented former car showroom.
- Ground floor – 745 sq.m. ; First Floor – 190 sq.m.
- Prominent location at entrance to Manor West scheme.
- Trade alongside Tesco, Debenhams, TK Maxx and Woodies.
- Section 5 planning exemption granted in 2017 for the sale of heavy and light sport equipment, accessories and apparel.
- Suitable for a variety of uses STPP.



## Location

The unit is located in Manor West Retail Park, which is located just off the main N21 and approximately 1km from the centre of Tralee. Manor West consists of a Shopping Centre (anchored by Tesco and Debenhams) and an adjoining Retail Park (anchored by Woodies and TK Maxx with Next, Homestore + More, Smyths Toys and Halfords amongst others). Manor West is serviced by over 1,000 free car parking spaces.

## Description

Unit 16 comprises a modern retail warehouse unit with a very prominent glazed frontage. The unit extends to approx. 745 sq.m. at ground floor level and is currently laid out in a predominantly open space retail area with various offices as well as toilets to the rear. The first floor area, which is accessed via a spiral staircase, extends to approx. 190 sq.m. and is currently laid out in a number of offices as well as a staff area and toilets. The external area, to the front and sides of the unit, is laid out in approx. 50 car parking spaces, which are personal to this unit.

**BER**  
TBC

**Rates**  
€19,132 per annum



## Floor Areas

Floor	Sq. M.	Sq. Ft.
Ground Floor	745	8,019
First Floor	190	2,045
<b>Total</b>	<b>935</b>	<b>10,064</b>



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