

RETAIL OPPORTUNITIES TO LET KILLARNEY CENTRE

Killarney, Co Kerry

Key Benefits

- High profile location
- Growing tourism industry
- Excellent accessibility
- 90,000 sq. ft. retail scheme
- Anchored by Nike
- Units ranging in size from 80 sq. m – 440 sq. m
- Suitable for a variety of uses, not specifically Outlet (S.P.P)
- Flexible terms available

Description

The scheme occupies a high profile location at the edge of Killarney Town Centre. Developed in 1999, the retail development extends to over 90,497 sq. ft. of retail accommodation, comprising 35 retail units laid out over ground and first floor levels and benefits from a large adjoining customer car park.

The scheme is anchored by one of the countries largest Nike Stores with other occupiers including Costa Coffee, Holland & Barrett, Claires Accessories, Paco, Leading Labels, The Works and Pavers Shoes to name a few.



Contact

Niamh Sheahan

t: 01 618 5576

e: niamh.sheahan@cbre.com

Florence Stanley

t: 01 618 5732

e: florence.stanley@cbre.com

Trade Alongside



PAVERS Shoes



BER C1 D2

CBRE

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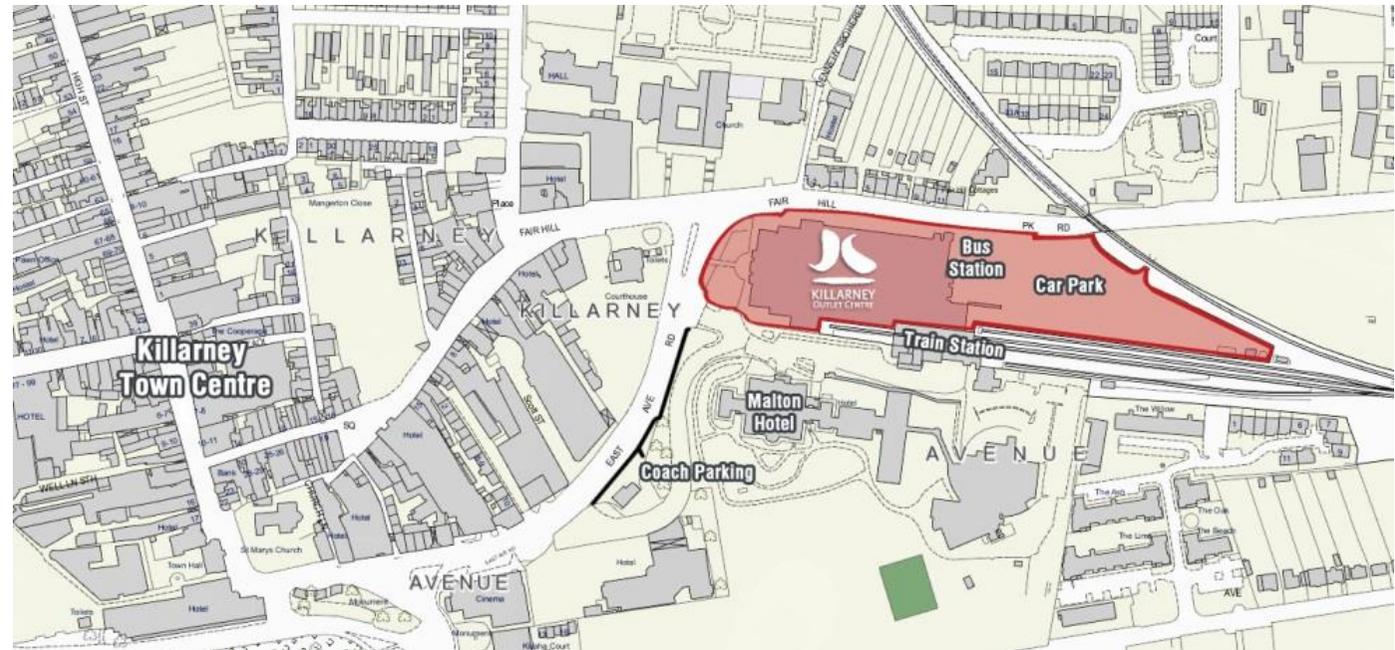
Location

Killarney is Co. Kerry's second largest town with a population of 12,750 (Census 2011). The town is a key tourist destination and enjoys strong tourism trade given its situation at the base of Ireland's highest mountain range and gateway location to the Killarney Valley, National Park and the Ring of Kerry Peninsula.

The landmark scheme is conveniently positioned on the immediate fringe of Killarney Town Centre, adjacent to the popular Malton Hotel and within walking distance to the Main Street.

The scheme is easily accessible with Killarney Train and Bus Stations immediately adjacent to the site servicing various routes including Cork, Limerick, Galway and Dublin.

Map



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KILLARNEY
OUTLET CENTRE



Schedule of Accommodation

We understand the available units comprise the following floor areas:

AVAILABLE UNITS	SQ M	SQ FT
Ground Floor		
Unit 12	102	1,098
Units 13, 14, 15	440	4,736
Unit 19	258	2,777
Unit 21	150	1,614
Unit 25	149	1,604
Unit 27	94	1,012
Units 31, 32, 33	379	4,079

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

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OPPORTUNITY KNOCKS.....

Planning

A variety of uses, including retail, leisure and restaurant offering will all be considered, subject to necessary planning where required.

Rents

Competitive rents are on offer including turnover structured deals. Full details are available upon request.

Terms

The units are being offered "To Let" and flexible lease terms are available.

Service Charge / Rates

Proposed tenants will be liable to contribute towards the service charge in the normal way and will be responsible for Local Authority rates.

VAT

The proposed tenants will be liable for Stamp Duty arising from the transaction

BER Certificate

BER Rating: C1 – D2
BER Number:
Energy Performance Indicator:

Viewing

Strictly by appointment with the sole letting agents CBRE.

Website

For further information please visit:

www.killarneyoutletcentre.com

Contact

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