



THE

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**BRIDGE**  
SHOPPING CENTRE

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TULLAMORE







FOR SALE BY PRIVATE TREATY

# 19 HIGH PROFILE RETAIL UNITS

TENANTS NOT AFFECTED



**19**

Retail units for sale

**18,416 SQ FT**

Total floor area

**€732,176**

Total current income

**CENTRAL**

Situated in the prime retail location in Tullamore

**350**

Surface level parking spaces



# A CENTRAL LOCATION...

Tullamore is the largest town in County Offaly and is the county's primary urban centre. The town provides key services to its rural hinterland, to other centres within the county and also plays a pivotal role within the central part of the midlands region.

The population of the town is 14,607 (2016 census).

Tullamore is located in close proximity to the M6 (Dublin- Galway) national primary route and on the N52 (Dundalk-Nenagh) national secondary route which provide links to Birr in the west of the County and Athlone (Westmeath) via the N6. The town is also located on the N80 which links to Portlaoise (Laois) and to the southeast region.







The Bridge Shopping Centre Tullamore

# ...IN THE HEART OF THE MIDLANDS

- 1 Tullamore Dew
- 2 O'Connor Park (GAA)
- 3 O'Connor Square
- 4 Midland Regional Hospital
- 5 Bridge House Hotel
- 6 Dunnes Stores
- 7 Town Park
- 8 IMC Cinema
- 9 Tullamore Train Station





24

Ground floor  
retail units



THE PROPERTY

# A SUCCESSFUL REGIONAL SHOPPING CENTRE

Opened in 1995, the Bridge Shopping Centre is a successful regional shopping centre comprising over 68,000 sq. ft. of retail space including a 46,000 sq. ft. Dunnes Stores. It includes 24 ground floor retail units, a first floor feature restaurant, a cinema and 350 surface level parking spaces. It has an excellent and broad user mix including fashion, footwear, pharmacy, jewellers, sportswear, household and hair salon. There is also good multiple representation including An Post, Vero Moda and Holland & Barrett.

The Bridge Shopping Centre is located on the western side of Bridge Street at its junction with Distillery Lane. Bridge Street is one of the main shopping streets in Tullamore. It is a busy mixed-use street incorporating primarily retail, restaurants, public houses, leisure and office use. The Bridge Centre is located at the northern end of Bridge Street, opposite O' Connor Square. This end of the street is regarded as the prime retail pitch in Tullamore.





**Clockwise from top left**

- 1 Vero Moda
- 2 An Post & Euro Giant Express
- 3 Dolans Pharmacy
- 4 Holland & Barrett








# TENANCY SCHEDULE

Unit	Tenant	Area Sq Ft	Lease Term	Start Date	Break Option	Lease Expiry	Passing Rent
1	Vodafone	215	25 years	24 Jul 96	-	23 Jul 21	€27,000
1A	Boston Barber Bars	540	10 years	13 Nov 15	-	12 Nov 25	€12,000
2	Kit Your Kitchen	666	4 years 1 month	01 Jan 16	-	31 Jan 20	€20,000
4	CEX	721	10 years	06 Nov 17	05 Nov 24	05 Nov 27	€20,000
5	Kate and Charlie	820	10 years	18 Sep 17	17 Sep 22	17 Sep 27	€20,000
6 & 7	Cards 'n' Things	2,603	25 years	12 Sep 95	-	11 Sep 20	€161,000
8	Holland & Barrett	1,102	10 years	10 May 13	-	09 May 23	€30,000
10	Dolans Pharmacy	1,652	25 yrs	12 Sep 95	-	11 Sep 20	€97,500
11	Paul Byron Shoes	1,165	25 yrs	12 Sep 95	-	11 Sep 20	€75,000
12	Mullins & Henry Opticians	591	25 yrs	22 Mar 96	-	21 Mar 21	€37,000
13	Anthony's One Stop Shop	1,179	4 years 9 mths	21 Nov 14	-	20 Aug 19	€26,000
14	Trax	609	10 years	01 Mar 19	28 Feb 24	28 Feb 29	€17,000
14A	Vacant	381	-	-	-	-	Terms agreed
17	Avant	388	Rolling Licence	19 Oct 12	-	-	€5,496
18	Eir	353	10 years	22 Oct 10	-	21 Oct 20	€20,000
19 & 20	Vero Moda	1,625	25 yrs	12 Sep 95	-	11 Sep 20	€40,000
22	Euro Giant Express	952	10 yrs	09 Jul 15	08 Jul 20	08 Jul 25	€27,000
23	An Post	1,428	25 yrs	31 Jul 96	-	30 Jul 21	€85,680
23 (1st Floor)	An Post	618	25 yrs	31 Jul 96	-	30 Jul 21	€11,500
24	Vacant	808	-	-	-	-	Terms agreed
<b>Total</b>		<b>18,416</b>					<b>€732,176</b>





# WALKING TIMES

-  **Buses** A number of bus routes all operate within a 5 minute walk
-  **Trains** 10 minute walk to Tullamore train station
-  **Taxi** 4 minute walk to the nearest taxi service
-  **Charge Points** 4 minute walk to the nearest Ecars Charge point
-  **Parking** 1 minute walk to the nearest car park







## BER

B2 – E2

## SOLICITORS

Ms. Lorraine Power  
Holmes O'Malley Sexton Solicitors  
2 Ely Place  
Dublin 2  
Tel: 01 6768928

## TITLE

999 year lease(s)

## DATA ROOM

Further details are available  
from Lorraine Power  
Lorraine.Power@homs.ie



## GUIDE

Offers in excess of €5.95 million reflecting an initial yield of 11.35% after allowances for standard purchasers costs of 8.46%.

## NO CONTRACT

Note that our client is not obliged to accept the highest or any offer received and as you will appreciate, no contract shall exist or deem to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.

## VIEWING

Strictly by appointment with the sole selling agent.

## CONTACT

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THE

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**BRIDGE**  
SHOPPING CENTRE

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TULLAMORE

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