



THE BRIDGE CENTRE, TULLAMORE INVESTMENT OPPORTUNITY

Sale of 19 retail units by Private Treaty
(In one or separate lots)
Tenants not affected



OVERVIEW

19 ground floor
retail units

18,416 sq.ft
total floor area

€439,096 total
current income

Situated in the
prime retail area
of Tullamore



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 new M6 (Dublin- Galway) national primary route, is located 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. In addition, Tullamore is also located on the N80 which links to Portlaoise (Laois) and to the southeast.



THE PROPERTY

The Bridge Centre, which opened in 1995, is a successful regional shopping centre comprising over 68,000 sq. ft. of retail space including a 46,000 sq. ft. Dunnes Stores.

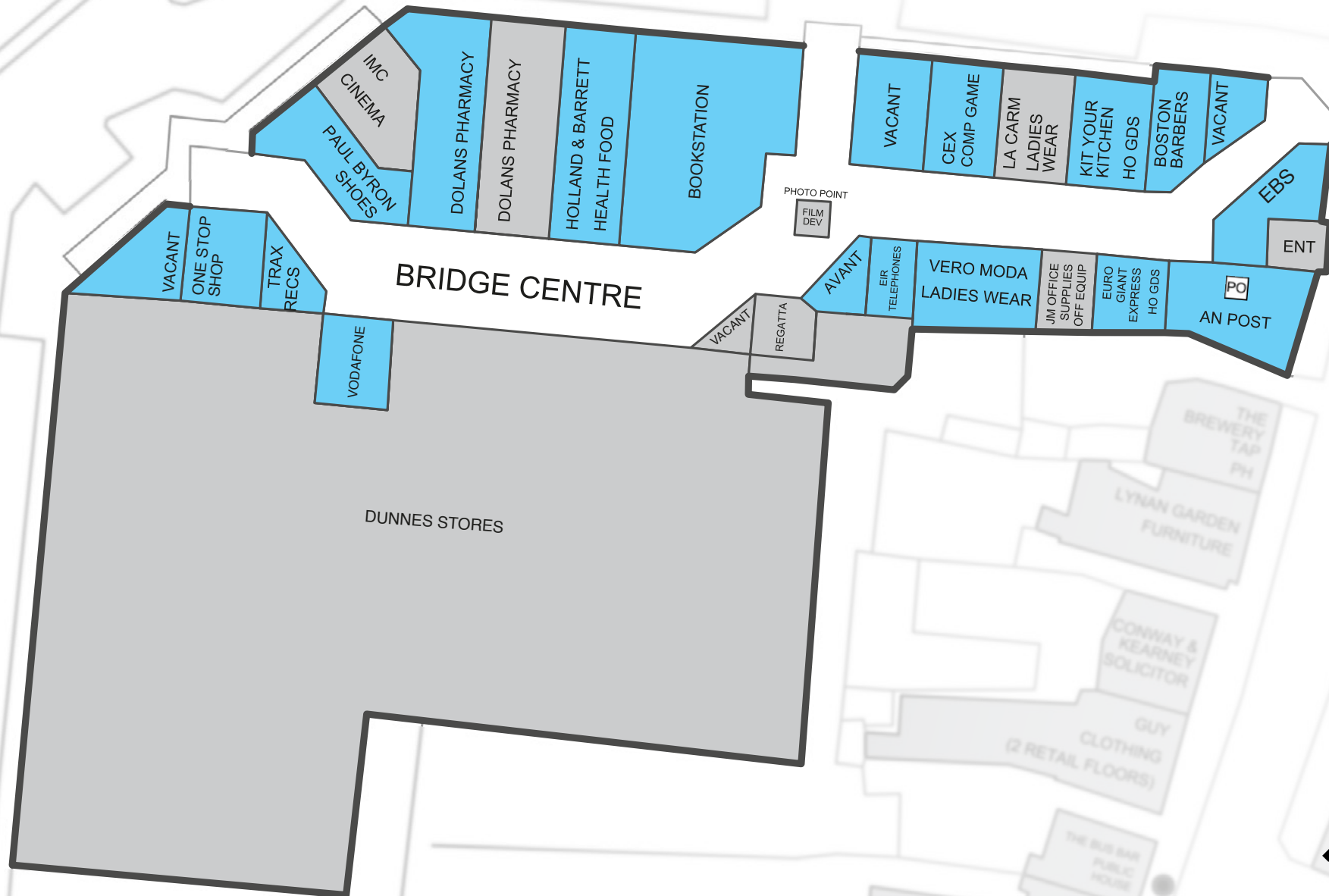
It includes 24 ground floor retail units, a first floor feature restaurant, a cinema and 350 surface level parking spaces. It has an excellent and broad user mix including fashion, footwear, pharmacy, jewellers, sportswear, household and hair salon. There is also good multiple representation including An Post, EBS, Vero Moda and Holland & Barrett.

The Bridge 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.



PLAN

 **UNITS FOR SALE**



TENANCY SCHEDULE

UNIT	TENANT	AREA SQ. FT.	LEASE START DATE	BREAK OPTION	LEASE EXPIRY	TERM	PASSING RENT	STEPPED RENT
1	Vacant	215						
1A	Boston Barber Bars	540	13th Nov 2015		12th Nov 2025	10 years	€12,000	
2	Kit Your Kitchen	666	1st Jan 2016		31st Jan 2022	6 years 1 month	€20,000	
4	CEX	721	6th Nov 2017	5th Nov 2022	5th Nov 2027	10 years	€20,000	
5	Vacant	820						
6 & 7	Bookstation	2,603	12th Sept 2020	11th Sept 2025	10th Sept 2030	10 years	€61,000 avg	Yr 1: €55,000 Yr 2: €60,000 Yr 3: €62,500 Yr 4: €62,500 Yr 5: €65,000
8	Holland & Barrett	1,102	10th May 2013		9th May 2023	10 years	€30,000	
10	Dolans Pharmacy	1,652	12th Sept 2020		11th Sept 2030	10 years	€45,000	
11	Paul Byron Shoes	1,165	12th Sept 2020	11th Sept 2025	11th Sept 2030	10 years	€31,600 avg	Yr 1: €30,000 Yr 2: €31,000 Yr 3: €32,000 Yr 4: €32,000 Yr 5: €33,000
12	Vacant	591						
13	Anthony's One Stop Shop	1,179	21st Aug 2019		20th May 2024	4 years 9 months	€36,000	
14	Trax	609	1st March 2019	28th Feb 2024	28th Feb 2029	10 years	€17,000	
14A	Philip King t/a Vodafone	381	20th Jan 2020		19th Jan 2030	10 years	€12,500	
17	Avant	388	19th Oct 2012			Rolling Licence	€5,496	
18	Eir	353	22nd Oct 2020	21st Oct 2025	21st Oct 2030	10 years	€18,500	
19 & 20	Vero Moda	1,625	22nd Dec 2020		21st Dec 2025	5 years	€30,000	
22	Euro Giant Express	952	9th July 2015		8th July 2025	10 years	€27,000	
23	An Post	1,428	31st July 2021		30th July 2031	10 years	€41,000	
23 (First Floor)	An Post	618	31st July 2021		30th July 2031	10 years	€7,000	
24	EBS	808	29th June 2020	28th June 2025	28th June 2030	10 years	€25,000	
TOTAL		18,416					€439,096	

DATA ROOM

Further details are available
from Lorraine Power
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TITLE

999 year lease(s)

BER

B3 – E2

GUIDE PRICE

Offers in excess of €4.75 million reflecting
an initial yield of 8.41% after allowances
for standard purchasers costs of 9.96%.

SOLICITORS

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

VIEWING

Strictly by appointment with the sole agents, HWBC.

NO CONTRACT

Note that our clients are 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.

CONTACTS

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