

For Sale

Excellent Retail Investment

Unit 18, The Bridge Shopping Centre, Tullamore, Co. Offaly (Tenant not affected)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids.

Subject to Contract / Contract Denied



- Prominent retail unit for sale in The Bridge Centre Shopping Centre
- Retailers in the scheme include Dunnes Stores, Holland and Barrett, An Post, ESB and Euro General

Location

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.

Description

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, first floor restaurant, a cinema and 350 surface level parking spaces.

Unit 18 is a regular shaped unit comprising 32.8sq.m. (353 sq. ft.) It is located close to the main entrance from Bridge Street / High Street. Neighbouring occupiers include Euro General, An Post and EBS.

Tenancy Details

Unit	Area Sq Ft	Tenant	Lease Start	Lease End	Term	Annual Rent
18	353	Eircom Limited (t/a Eir)	22/10/2020	21/10/2030	10 years	€17,500

Floor Area

FLOOR	SQ M (NIA)	SQ FT (NIA)
Ground Floor	32.8	353

BER

B2

Solicitor

Mr. Denis Finn
Denis Finn Solicitors
5 Lower Hatch Street
Dublin 2
Tel: 01 6760844

Title

999 year lease

Guide

Offers in excess of €145,000 reflecting an initial yield of 10.98% after allowances for standard purchasers costs of 9.96%

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 agents, HWBC

Contact

Kieran Curtin for further details.

0879752460

kcurtin@hwbc.ie

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Note: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the intending purchasers or lessees shall be liable for any VAT arising. This brochure is issued by HWBC on the understanding that all negotiations relating to the property are conducted through it.

Auctioneers Comments: This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.



HWBC

80 Harcourt Street, Dublin 2

D02 F449, Ireland

Company PSRA Licence Number: 002098

T 353 1 775 0500
E info@hwbc.ie
W hwbc.ie