



## Unit No. 1c Esker Business Centre, Six Cross Roads, Outer Ring Road, Waterford, X91AD76

**For Sale – Tenant Unaffected**

**€320,000**

### INVESTMENT OPPORTUNITY

- Three Storey Retail Warehouse Premises
- Fully let with passing rent of €25,000 P.A.
- High Profile Location on the Outer Ring Road
- 12 Years unexpired in current lease



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

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## DESCRIPTION

Superb modern three storey retail warehouse premises, located in Esker Business Park, to the front of The Six Cross Roads overlooking the Outer Ring Road in Waterford. The property is held in freehold and is subject to a 20 year lease granted in favour of Greenwood Furniture (Waterford) Ltd, which commenced in January 2010 with 12 years unexpired. The reserved rent under the lease is €25,000 per annum. The property comprises of a ground floor showrooms and retail display area, stores, office and toilets, with further showrooms on the first and second floors. There is an internal concrete stair core and lift access to all floors. The property extends to c. 706 Sqm. or c. 7,600 sq.ft. over three floors. The property has a shared car park to the front of the premises.

## LOCATION

The property is located just off the outer ring road at the Six Cross Roads roundabout, in the Southern suburbs of Waterford City. The location allows for easy access to the new Waterford City By-Pass and M9 Motorway via the new Southlink Bridge from Waterford to Kilkenny / Dublin and N25 Waterford to Rosslare / Cork roadways. The immediate area is a mixture of Retail and Industrial property with Tesco, The Range, Musgraves Marketplace Cash & Carry, being amongst others in close proximity. There is also a number of residential mixed housing

## PLANNING

Planning for the overall development was granted in April 2003. We assume that the property and overall development therein to be compliant with planning permission and fire regulations.

## SERVICES

The property is serviced by mains water supply and waste water services. The property is also serviced with mains electricity including three-phase power.

## BER

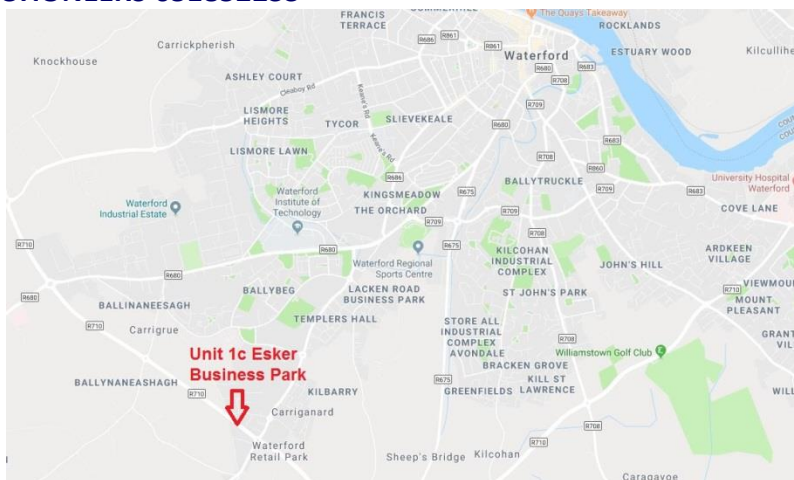
Rating: B3

BER No.: 800648297

EPI: 785.54kWh/msq/yr

**ASKING PRICE €320,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG THOMAS REID AUCTIONEERS 051852233**



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