

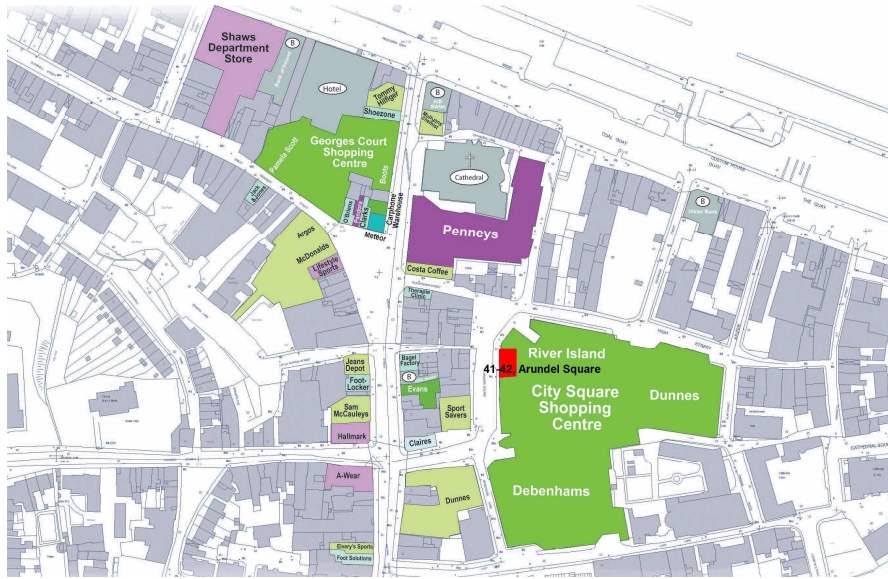


FOR SALE BY PRIVATE TREATY

PRIME CITY CENTRE RETAIL INVESTMENT

41-42, ARUNDEL SQUARE, WATERFORD.

- This property is let in its entirety to Alfie Hale Sports at a passing rent of €50,000 per annum on a 21 year lease which will expire in 2016.
- Located in Arundel Square in Waterford city centre adjoining the River Island store at the High Street entrance to City Square Shopping Centre.
- Approximate floor area 300 sq.m in total with three levels of retail display, ancillary stores, offices and administration accommodation.
- BER – B3



DESCRIPTION

The property comprises an end of terrace two storey retail premises, originally developed as three separate shop units but amalgamated to form one larger unit.

Internally the unit has been designed on a split level arrangement with three levels of retail display, ancillary stores, offices and administration accommodation.

The entire measures approximately 300 sq.m with 118 sq.m on the ground floor.

Location

The property is located in a prominent position in Arundel Square in Waterford city centre and adjoins the River Island Store at the Blackfriars/High Street entrance to City Square shopping centre.

Title

Freehold.

Guide Price

€600,000 Exclusive

Disclaimer

These particulars do not form part of any contract and are for guidance only. Maps and Plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the vendors, lessors, developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No AU00030015 © Government of Ireland.

Tenancy

The property is let in its entirety trading as Alfie Hale Sports on foot of a 21 year lease which will expire in 2016. The passing rent is €50,000 per annum.

VIEWING

By Appointment with the sole selling agents
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