

RETAIL

**New Square
Mitchelstown Town Centre
Co.Cork**

**POWER
PROPERTY**

TO LET



Large open plan first floor Retail Unit comprising 2,695.25 sq. metres (29,011 sq. ft).

Located in the Main Square in Mitchelstown Town Centre.

Supervalu anchor the development.

Car parking to the rear.

2 no. 8 passenger lift access provides access between floors and car park.

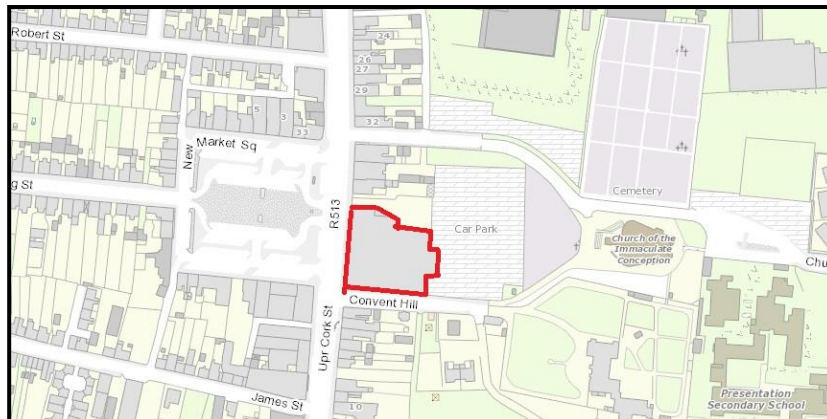
Affordable rents & negotiable lease terms offered.

Suitable for large open plan office/data centre use (SPP).

tel: +353 61 318 770
www.ppg.ie

LOCATION

The subject property is located in a prime Town Centre location, directly opposite New Market Square in Mitchelstown Town Centre. The property also benefits from a public car-park which is available to the rear of the property. Mitchelstown is located approximately 28km south west of Cahir, Co Tipperary and approximately 50km north of Cork City Centre.



DESCRIPTION:

The subject property comprises a first floor retail unit of 2,695.25 sq. metres (29,011 sq. ft). The property is located on a split level site with on-site parking for approximately 177 car spaces. The car park entrance is at first floor level; from where there is lift access to the ground floor supermarket.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
First Floor	Retail/Commercial	2,695.25	29,011

TITLE

Negotiable lease terms available.

BER RATING

Available on Request

RATEABLE VALUATION

Details available on request

QUOTING RENT

Details available on application

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents.

CONTACT

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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.