

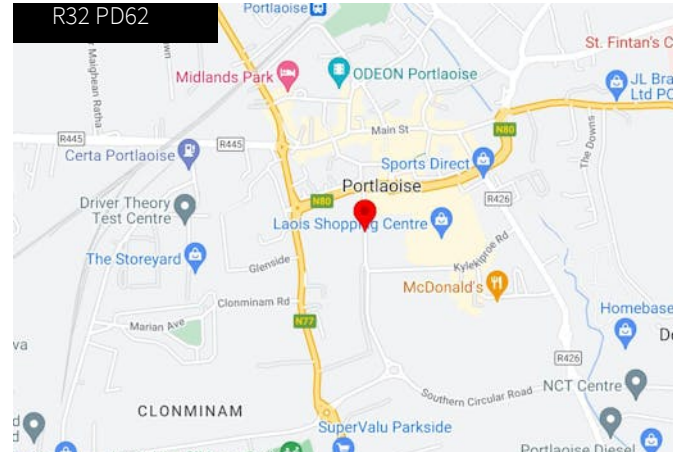
To Let

Anchor 3, Laois Shopping Centre, James Fintan Lalor Avenue, Portlaoise, R32 PD62

22,838 sq ft

- Key tenants include Tesco, Penneys, Boots, CEX, Peter Mark, Jack & Jones, Lifestyle Sports & Born Clothing.
- Over 1500 free carparking spaces.
- Average weekly footfall in the region of 70,000 shoppers.





Location

Laois Shopping Centre is situated in the centre of Portlaoise town, approximately 2.3 kilometres from the M7 motorway.

Portlaoise has long been a major commercial and retail hub for the Midlands. Due to its location and transport connections, the National Spatial Strategy chose Portlaoise as the location for Ireland's first "Inland Port".

Portlaoise was the fastest growing of the top 20 largest towns and cities in Ireland from 2011 to 2016. The 2022 census shows that the town's population increased by 6.6% to 23,494. It is the most populous and also the most densely populated town in the Midland Region, which has a total population of 317,999 at the 2022 census.

Description

Commercial unit of 22,838 sq. ft suitable for a variety of uses including retail, office, F&B, healthcare and educational facilities.

Laois Shopping Centre offers a wide variety of shops and services, sportswear, jewellery & accessories, home interiors, restaurant, health and beauty.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	22,838	2,121.72	Available

BER

This property has been graded as C1 (800846339).

Rent

Rent on application

Business Rates

Rates payable: €8.28 per sq ft

Insurance 2024: Approx. €0.91 psf

Service Charge

€5.82 per sq ft

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