

INVESTMENT OPPORTUNITY  
(Tenants not affected)

CBRE

Ger  
Carmody.  
Auctioneers & Chartered Surveyors

# Fairies Cross Applegreen Clounalour, Tralee Co Kerry V92 A244



High Profile  
Site



Dual  
Frontage



Strong  
Tenant  
Covenant



Rent  
€96,800 PA



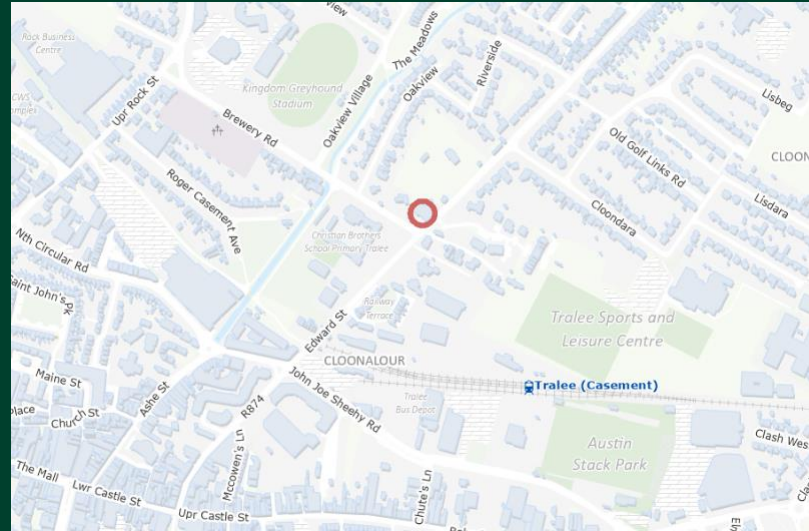
Fairies Cross Applegreen,  
Clounalour, Tralee  
Co Kerry

For Sale (Tenants not affected)

# Location

The property is situated in a prominent location at the junction of Brewery Road & Oakpark Road (R878) approximately 300m north of Tralee town centre. The property is in close proximity to Kingdom Greyhound Stadium, CBS Primary School, Tralee Train Station, Austin Stack Park & Munster Technological University Kerry.

Tralee with a population of 26,079 people (Census 2022) is the largest town in County Kerry





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# Description

The subject property comprises a service station & convenience store with forecourt and external canopy. The property is situated on a high profile site which extends to approximately 0.58 acres (0.23 hectares). The property has dual frontage onto Brewery Road and Oakpark Road (R878).

The convenience store extends to approximately 1,722 sq ft (160 sqm) and is laid out to include a retail area, café seating area, managers office, cold room, store room and staff toilets. SPP there is an opportunity to extend the store if required.

The forecourt comprises 4no. Fuel pumps and has the benefit of access and egress onto Brewery Road and Oakpark Road (R878). There are 25no. car parking spaces on the site.

# Tenancy Schedule

The property is occupied by Petrogas Group Limited T/A Applegreen on a 20 year lease from 24th June 2011. The passing rent is €96,800 per annum.



Tenant	Lease Start	Rent Review	Lease Expiry	Rent Per Annum
Petrogas Group Limited	24 <sup>th</sup> June 2011	25 <sup>th</sup> June 2026	23 <sup>rd</sup> June 2031	€96,800

## Further Information

Title

**Freehold**

Guide Price

**€950,000**

BER Rating



BER Number: 801076977

Solicitor Details

**Kelly & Co Solicitors**

**33 Ashe Street**

**Tralee**

**Co Kerry**

**Tel: 066 7144400**

Viewing

**Strictly by appointment through joint selling agents.**

Contact

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# CBRE



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