

PRIME LARGE-FORMAT UNITS RANGING FROM 5,300 SQ.FT. UP TO OVER
15,000 SQ.FT. IN ONE OF CARLOW'S KEY RETAIL DESTINATIONS



BARROW VALLEY

RETAIL PARK



KEY FEATURES

- Prominent frontage to the N80 with high daily traffic counts.
- Anchored by Dunnes Stores, JYSK, Home Store Plus, Carlow Gym and Army Surplus Warehouse.
- Adjoining occupiers include: The Talbot Hotel, The Dome Entertainment Centre, Ford Motors and Mitsubishi Motors.
- Flexible unit sizes to accommodate bulky goods, leisure, furniture, homeware and specialist retailers.
- On-site parking for approximately 700 car spaces – possible reduction of 40 spaces for the café development.
- Potential to combine units, i.e. Unit 15 & 16.



LOCATION

Barrow Valley Retail Centre is strategically located on the N80 Northern relief road, approximately 3.5 km north of Carlow town centre and within a short drive of the M9 motorway, providing direct access to Dublin, Kilkenny and Waterford.

The scheme forms part of a retail cluster of similar and complimentary users such as the Talbot Hotel, The Dome Leisure centre, Car Showrooms and more.

Carlow serves as the primary commercial hub for the surrounding county and parts of neighbouring Laois, Kilkenny and Wexford. The town benefits from a strong catchment population and acts as a focal point for retail, leisure and services in the South-East of Ireland.

Notable occupiers include: Dunnes Stores, JYSK, Home Store Plus, Army Surplus Warehouse, Mr Price, Togo Carlow and Carlow Gym. Meanwhile notable adjacent occupiers include Dolley Motors Showrooms, the Talbot Hotel Carlow and the Dome Entertainment Centre Carlow.

DESCRIPTION & OPPORTUNITY

The scheme comprises approximately 190,000 sq.ft of modern, purpose-built retail accommodation arranged in a single-level format with generous on-site parking for c700 cars with a possible reduction of 40 spaces with the café development planned.

The scheme is anchored by Dunnes Stores, JYSK, Home Store Plus, Carlow Gym and Army Surplus Warehouse and benefits from a highly visible position along the N80 Portlaoise Road. Its location within the wider Carlow retail cluster, alongside Dunnes Stores and with a strong mix of large-format occupiers makes it an established destination for bulky goods and home-focused retailing.

The layout of the scheme offers 2 distinct zones:

- **Western zone** – Anchored by JYSK, with higher footfall and strong passing trade.
- **Eastern zone** – Larger-format units with potential to combine for up to c.15,000 sq.ft+, ideal for destination retail, leisure or specialist operators.

Signage opportunities and improved visibility to the N80 offers incoming occupiers the chance to enhance their profile and drive customer traffic. Flexible unit configurations are available to meet a wide range of requirements.

Suitable uses include: Bulky goods, furniture, interiors, home improvement, leisure, garden centre, pet retail and café/drive-thru concepts (STPP).

There is potential to combine available spaces, i.e. unit 15 & 16.



SCHEDULE OF ACCOMODATION

TOTAL SCHEME AREA: 190,000 SQ.FT

UNIT NO.	TENANT / TRADING AS	USE	(SQ.FT) GF	(SQ.FT) MEZZ
2	Vacant (available)	Retail	5,315	2,262
12	Vacant (available)	Retail	6,333	1,368
15	Vacant (available) (potential to combine with unit 16)	Retail	6,391	1,307
16	Vacant (available) (potential to combine with unit 15)	Retail	6,391	1,307
CAFE	Planned Café Development	Retail - Café	1,098	-

CATCHMENT & DEMOGRAPHICS

Barrow Valley Retail Centre benefits from a substantial retail catchment covering Carlow town and its surrounding hinterland, extending into parts of Laois, Kilkenny and Wexford.

POPULATION

- **56,875** in County Carlow
- **100,135** in the Total Catchment Area
- **78%** of Carlow Town are aged under 55 years old
- **85%** Own a Minimum of 1 Car

DEMOGRAPHIC PROFILE

- Strong representation of family households and working-age residents.
- Above-average car ownership, supporting large-format, destination retail trips.
- Established customer base for bulky goods, home improvement and leisure retailing.

TRANSPORT

ROAD ACCESS

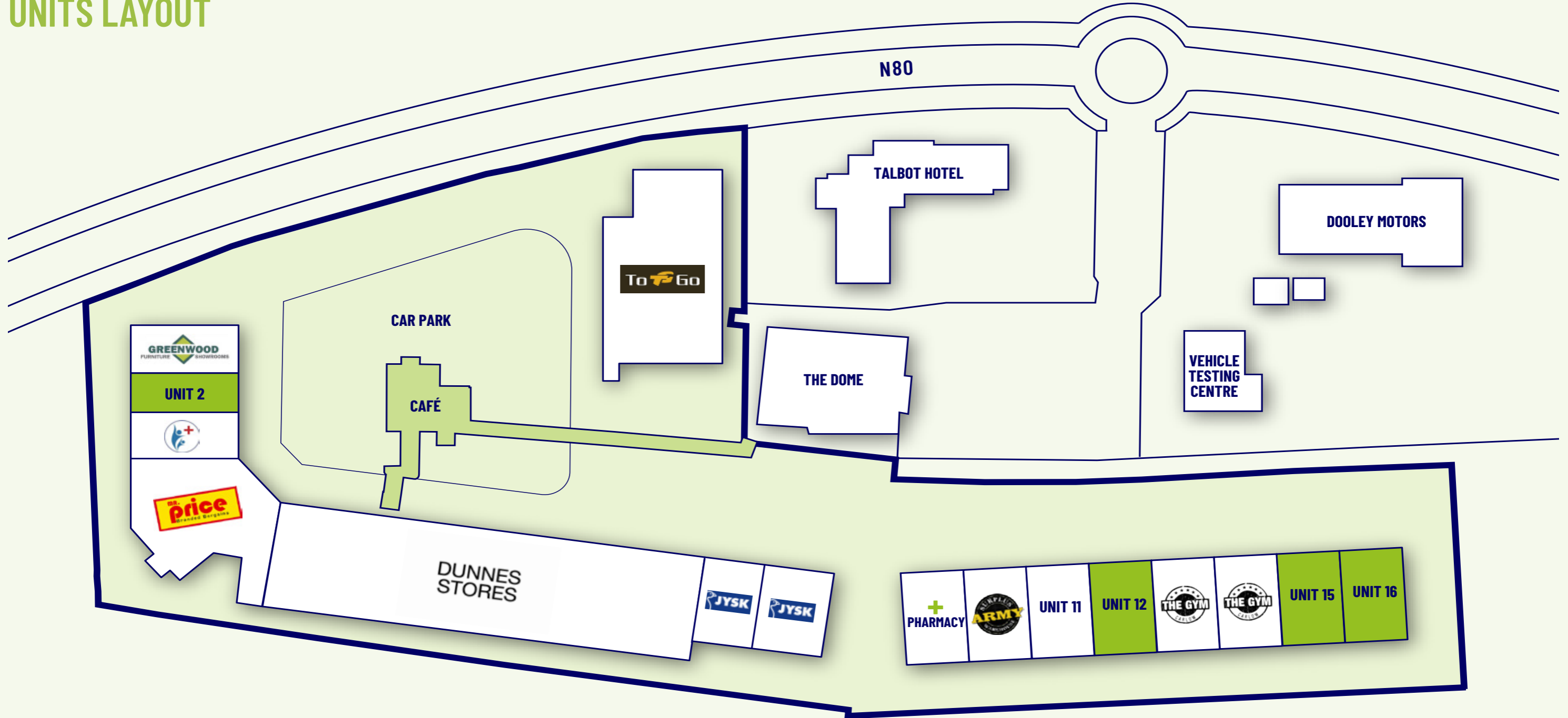
- Direct frontage to the N80 Portlaoise Road, a primary arterial route through Carlow.
- Approximately 13-15 minutes' drive to the M9 motorway junction at Rathcroogue - linking Dublin, Kilkenny and Waterford.
- Approx. Drive times to key locations:
 - **Carlow Town Centre: 8 minutes**
 - **Kilkenny: 35 minutes**
 - **Dublin City Centre / Dublin Airport: 1h 20-30 minutes**

PUBLIC TRANSPORT

- Served by local and regional bus routes connecting to Carlow town centre and neighbouring counties.
- Carlow Railway Station provides direct services to Dublin, Kilkenny and Waterford.



UNITS LAYOUT





ADDITIONAL INFORMATION

- Unit Sizes Available:
From 7,577 sq.ft to 15,000 sq.ft+
(potential combination).
- Planning Use: Bulky goods retail
consent
- Car Parking: c700 spaces currently.
Possible reduction of 40 spaces due to
café planning.
- Loading Access: Rear service yards
with dedicated loading bays to all
units.
- Lease Terms: Available on flexible new
lease terms with Price on Application
- Service Charge & Insurance: Details
on request.



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