

FOR SALE BY PRIVATE TREATY

Landmark Investment & Redevelopment Potential (SPP)

Hadden's Centre, Tullow Street, Carlow

Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Prime Town Centre Location on Tullow Street, Carlow's main commercial spine.

Dual access from both Tullow Street & Kennedy Avenue.

Situated within the core area of the Project Carlow 2040 regeneration strategy.

Prominent position with high visibility and strong footfall, enhanced by Penneys on Kennedy Avenue.

Immediate asset management potential.

Existing tenants include Paddy Power, Regatta, and a café.

Total floor area: approx. 2,257 sqm / 24,292 sqft part occupied, but will be largely vacant, offering immediate asset management potential.

Current annual income from short term flexible arrangements: approx €215,592.

Close proximity to public parking, Carlow College, Carlow Shopping Centre and the Potato Market.

Neighbouring occupiers include Penneys, EBS, Lloyd's Pharmacy, Shaws Department Store, as well as a mix of independent cafés and retailers.



LOCATION

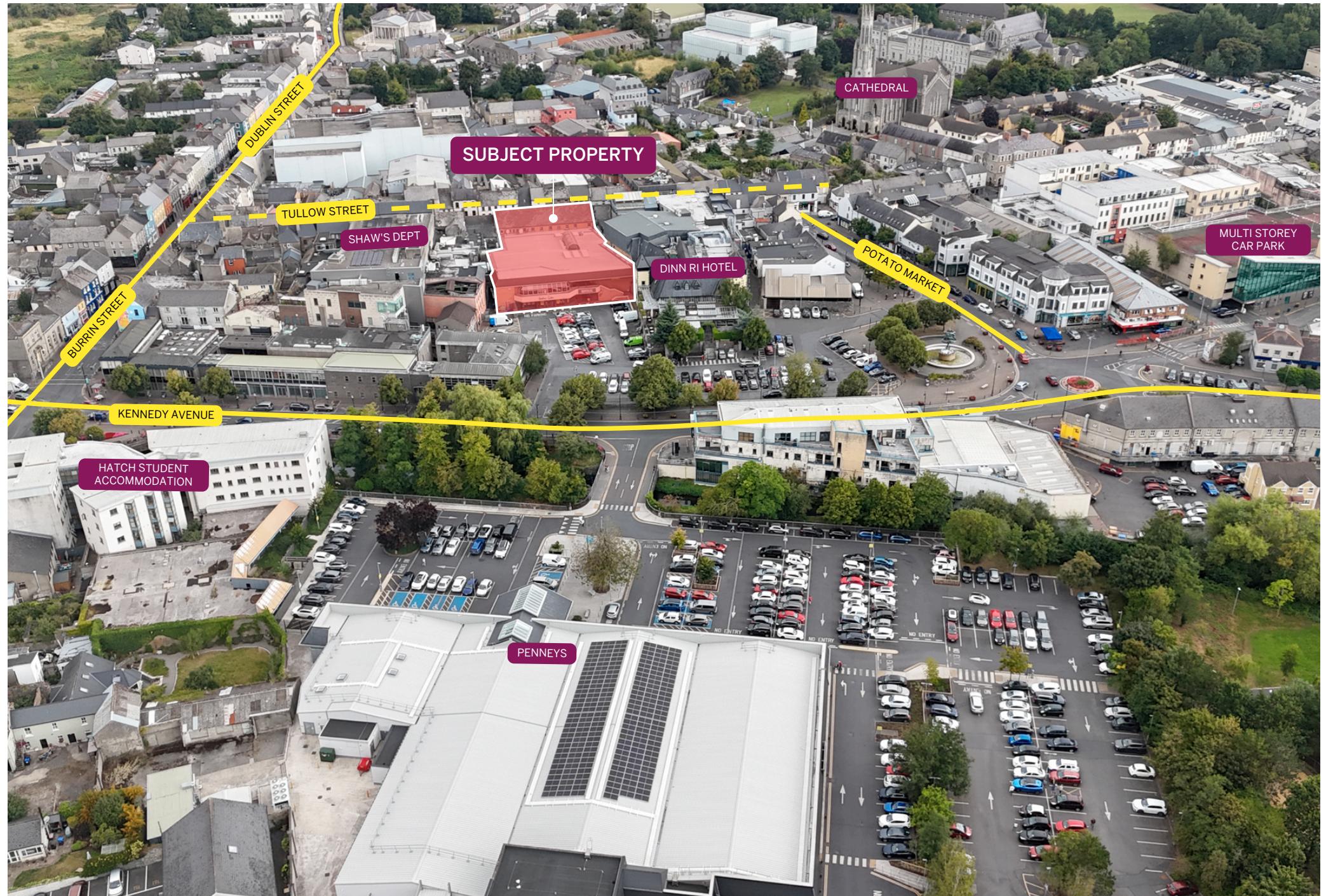
Situated in the heart of Carlow Town, this landmark property enjoys dual access from Tullow Street, the town's main retail thoroughfare, and Kennedy Avenue, a key access route. The area experiences high footfall and is surrounded by national and local retailers, educational institutions, and public amenities.

Carlow has a growing population, with Carlow Town now home to 27,351 residents, marking a 13% increase since the 2016 Census. The population of County Carlow stands at 61,938, reflecting a 9% growth over the same period.

The Hadden's Centre is set to benefit substantially from the ongoing urban regeneration under Project Carlow 2040, which includes a new pedestrian walkway and enhanced public realm. These improvements will boost accessibility and attract increased footfall to the centre.

The location offers a vibrant mix of occupiers, from major brands such as Penneys, EBS, Lloyd's Pharmacy and Shaws Department Store to independent cafés and boutique retailers.





DESCRIPTION

This substantial mixed-use property extends to approximately 2,257 sqm / 24,292 sqft, arranged over three levels. The accommodation is primarily retail, with office space located at first floor level. The centre benefits from an escalator, excellent accessibility, and convenient on-site surface car parking (pay-and-display). Please note: the car park is not included in the sale.

The property offers excellent short-term income from existing tenancies, while also presenting a unique opportunity to significantly reconfigure, redevelop or actively manage the asset.



Hadden's Centre, Tullow Street, Carlow

ACCOMMODATION / TENANCY

Floor	Sqm	Sqft	Tenant	Use	Term	Income (pa)	Comment
Ground	115.49	1243	Flutter Entertainment plc	Bookmakers		€ 25,000	Overholding. Note of intention to claim a new lease has issued and this is under negotiation
	342.83	3690	Regatta	Retail		€ 152,000	Concessionary gross income received for previous year
	49.00	527	Made in Carlow	Gallery	1 year with notice renewal or cessation for Tenant and also Landlord 1 year term proposed	€ 10,392	Short term tenancy commencing in 2025 documents not yet completed
	202.4	2706	Retail / common area - vacant			-	
Subtotal	709.72	7,639					
First	125.81	1354	Mohammad Houssain	Restaurant	4 years six months from 1/1/2022	€ 21,000	Short term fixed tenancy due to expire 30/6/2026
	40.96	440	RNT Coffee Ltd	Ice cream shop and related confectionary	1 year commencing 1st Nov 2024 with notice renewal or cessation for Tenant and also Landlord	€ 7,200	Short term tenancy - €600 pm in year 1 and €750 pm in year 2.
	1215.08	12638	Retail / common area - vacant on sale			-	Shaw's to vacate prior to handover
Subtotal	1340.89	14,433					
Second	206.65	2,224	Offices - vacant			-	
Entire	2257.27	24,292				€ 215,592	

All intending parties are specifically advised to verify floor areas.

PROJECT CARLOW 2040

Project Carlow 2040 is a 20-year strategy aimed at revitalising Carlow Town's urban environment, economy, and infrastructure. Backed by €23 million in Urban Regeneration and Development Fund (URDF) investment, the initiative includes major public realm and connectivity upgrades, many of which are set for completion in 2025. For the Hadden's Centre, these works will bring direct benefits through enhanced paving, lighting, and pedestrian infrastructure along Tullow Street, significantly improving accessibility and appeal. New pedestrian links connecting Barrack Street, the Potato Market, and the train station will further increase footfall and visibility, reintegrating the Centre into a rejuvenated and more vibrant town core.

TOWN PLANNING

The property is zoned "Town Centre – To protect, provide for and/or improve town centre facilities and uses" under the Carlow County Development Plan 2022-2028. A wide range of residential and commercial uses are permitted in principle under this zone (subject to planning).

BER

BER C2

BER no: 801090309

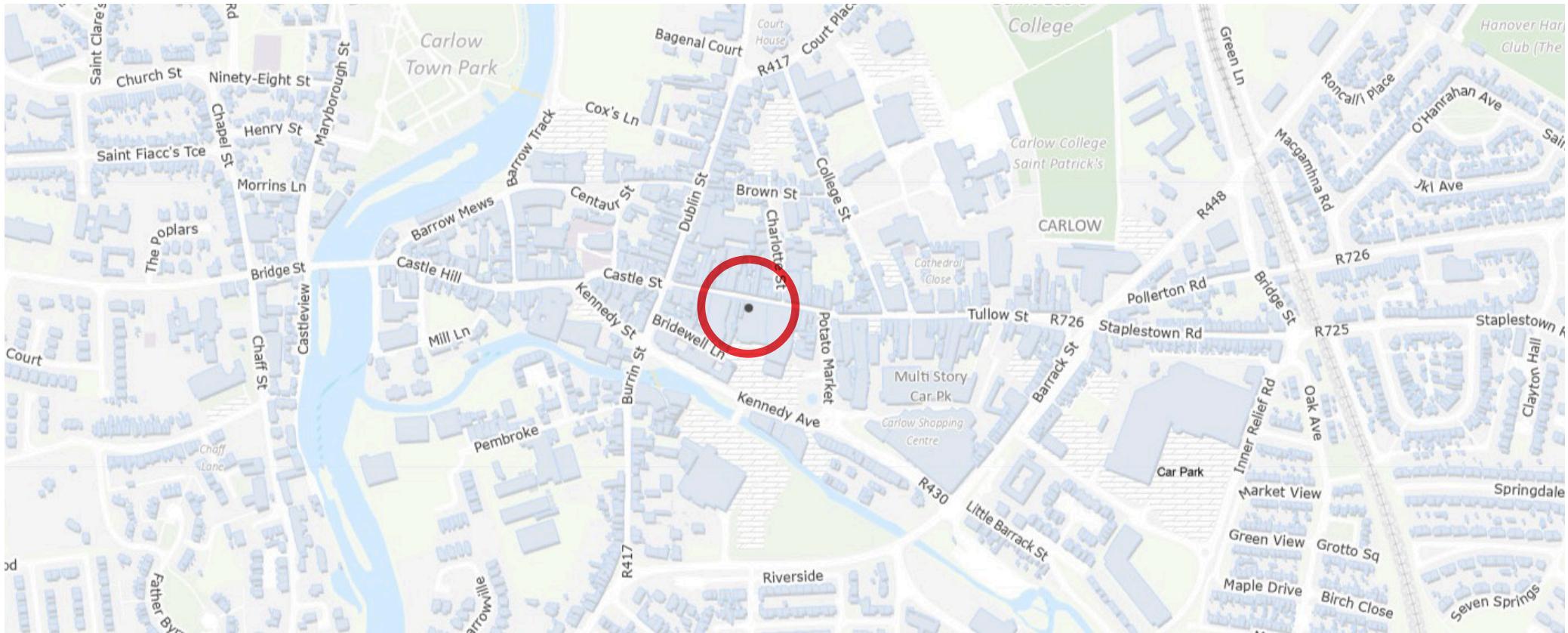
TENURE

We understand the property has good and marketable Freehold title.

PRICE

€2,500,000

LOCATION MAP



For further information

Strictly by appointment with joint selling agent Lisney and Thomas M. Byrne & Son.



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

