

AGAR

FITTED RETAIL UNIT OCCUPYING PRIME TRADING PITCH IN TRALEE

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

9, The Mall, Tralee, Co. Kerry.



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

TO LET

www.agar.ie

AGAR
Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777
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- Retail unit approx. 45 Sq. Metres, with overhead storage, located in Tralee's Premier Retail Location comprising in total circa 158 Sq. M. (circa 1,700 Sq. Ft.) over 4 floors.
- Directly opposite Penneys, Sports Direct, Expert Electrical and beside Dan Fitzgeralds, Costa Coffee, Paco, CEX Exchange.
- New 5 year lease
- Available immediately



■ LOCATION:

Tralee is the largest town in Co. Kerry, the county town and a thriving business centre. The Mall is located in the heart of the town and is it's busiest retail street housing a range of national and international retailers. The property comprises a well fitted ground floor unit with overhead storage.

■ ACCOMMODATION:

Ground floor	Retail c. 44.47 Sq. M.
First floor	Stores – Canteen – WC WHB c. 40.42 Sq. M.
Second floor	Storage: c.47 Sq. M.
Attic	Storage: c.26 Sq. m.

■ TERMS:

Available under the terms of a new 5 year lease with incoming tenant liable for the payment of all local authority rates, and landlords insurance.

■ RENT:

€30,000 per annum exclusive, payable quarterly in advance, subject to lease / proposed covenant.

■ RATES:

€8,070 for 2022

■ BER:

On Application

■ VIEWING: To view or for more information contact

Ben Pearson – bpearson@agar.ie – 01 2137777

VIEWING STRICTLY BY APPOINTMENT

