

**FOR SALE** (by Private Treaty)

**PRIME RETAIL OPPORTUNITY**

**MODERN DETACHED RETAIL BUILDING & CARPARK**  
**ARBUTUS DRIVE, KILLARNEY, CO. KERRY**



**KEY BENEFITS:**

- Floor Area: 1,345 sq. m./14,477 sq. ft.
- Site Area: 0.58 Ha. (1.4 Acres).
- Approx. 102 car parking spaces.
- Prime Retail Location in Killarney.
- Adjoins New Aldi Store, Tesco, & Deerpark Retail Park (including M&S, Dealz, Boots, Argos, Costa).
- Zoned: Objective M4 "Built Up Area".
- Building in very good condition.
- Building capable of sub-division (s.t.p.).
- Suitable for a variety of use.

**IDEAL OWNER OCCUPIER /  
INVESTOR RETAIL OPPORTUNITY**



**Lavelle Commercial Property**

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AUCTIONEER VALUER ESTATE AGENT PROPERTY CONSULTANT

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## Location:

- Excellent location just off Park Road, one of the main arterial routes into Killarney Town Centre.
- Leading Urban/Tourist Centre providing major retail and tourist function in Kerry with a population of c. 14,504 people (Census 2016).
- Notable nearby occupiers include Tesco, Deerpark Retail Park (M&S, Dealz), Hotel Killarney, Omniplex Killarney and Killarney Outlet Centre.

## Property:

- Modern Detached Retail Building with Surface Car Park.
- Property fitted out as a Supermarket providing open plan retail space, with ancillary staff area, stores/delivery area with a dock leveller.
- Property generally appears to be in very good condition.

## Accommodation Schedule:

Gross Floor Area	Sq. M.	Sq. Ft.
Retail Unit	1,345	14,477

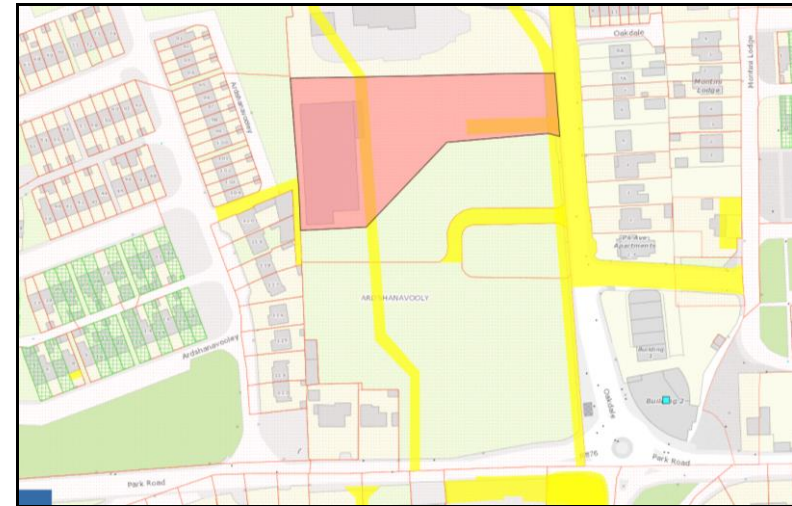
Car Park: Approx. 102 spaces.

## Disclaimer:

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## Copy Site Plan: (For Identification Purposes Only)



## Quoting Price:

€2,500,000 (excl. VAT)

## Title:

Freehold (with vacant possession)

## Rateable Valuation:

2022 Rates Payable – approx. €28,853

## BER:

BER Rating: C3

BER No.: 800843849

## Services:

We understand that all mains services are connected or available.

## Viewing:

Strictly by appointment via the joint selling agent.

## Contacts:

Billy Grogan

T: 045 540400

M: 086 3819210

Tom Spillane

T: 064 6633066

M: 087 2567738



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