

LET AGREED

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.
- Fully Fitted Building – Former Discount Foodstore.

**AVAILABLE FOR IMMEDIATE
OCCUPATION**



**NEW ALDI STORE
PARK ROAD, KILLARNEY**



Lavelle Commercial Property

6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082

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**TOM SPILLANE
& COMPANY LIMITED**

AUCTIONEER VALUER ESTATE AGENT PROPERTY CONSULTANT

Tom Spillane & Company Limited

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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.
- 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 in very good condition.

Accommodation Schedule:

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

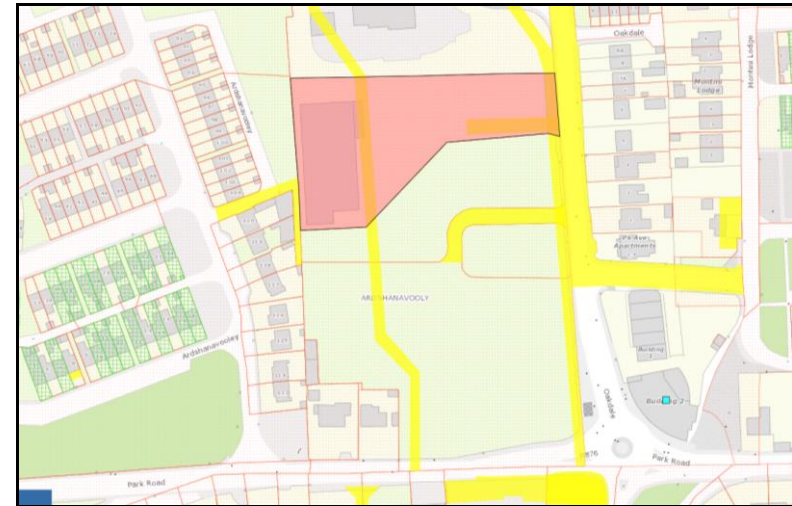
Car Park: Approx. 102 spaces.

Disclaimer:

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Copy Site Plan: (For Identification Purposes Only)



Lease

Available on a new lease.

Rateable Valuation:

2023 Rates Payable – approx. €29,323

BER:

BER Rating: C3

BER No.: 800843849

Quoting Rent:

On Application

Viewing:

Strictly by appointment via the joint letting agent.

Contacts:

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