

TO LET

CAFÉ UNIT

TULLAMORE TOWN CENTRE, CO. OFFALY



KEY BENEFITS:

- Town Centre Location.
- GIA: 259.2 sq. m. (2,790 sq. ft.)
- Adjoining new Aldi Store with parking available.
- Strong F&B adjacencies with Browne's (The Venue) and The Old Warehouse closeby.
- Purpose built Café Building.
- Return frontage/pedestrian access to Offaly Street and close to the Grand Canal Greenway.



LAVELLE
Commercial Property

Lavelle Commercial Property

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CAFÉ UNIT

Location

The Café Unit is located in Tullamore Town Centre, opposite a new Aldi Store, with rear frontage to Offaly Street, in the centre of Tullamore Town. The surrounding area is mixed in nature with significant F&B adjacent occupiers (incl. The Old Warehouse & Browne's). The Grand Canal Greenway is also in close proximity and easily accessible via Offaly Street.

Property

Newly constructed detached Café Unit with mezzanine floor, located beside a new Aldi Store and with shared car park. FPP for Café use with no restriction referred to in the Planning Permission. The Café Unit is finished to a shell & core specification, ready for an occupier's fit-out.

Floor	sq.m.	sq.ft
Ground Floor	139.94	1,506
Mezzanine	119.26	1,284
TOTAL	259.20	2,790

Zoning

"Town Centre/ Mixed Use"

Services

Main Services connected/available to the subject property.

BER

BER Rating: TBC

Lease Terms

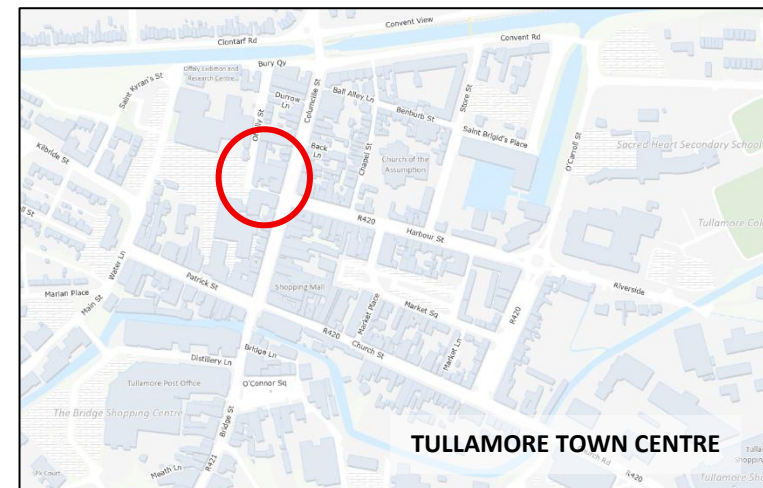
On application.

Rent

€50,000 per annum (excl. VAT)
VAT will be charged on the rent.

Viewing

Strictly by appointment only.



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