

## PRIME PREMISES UNIT 11 ABBEYCOURT, TRALEE, CO. KERRY



- High profile self-contained ground floor retail unit.
- Approx. 75.9 sqm (817 sqft).
- Excellent shop frontage.
- Prime retail location in Tralee town centre.
- Dedicated pedestrianised shopping street.
- Neighbouring occupiers include Dealz, Boots, Tesco, Vera Moda and Jack & Jones.



## LOCATION

The property is centrally situated in Tralee town centre on the western side of Abbeycourt, to the south of The Square and opposite the Central Plaza development. Abbeycourt is a dedicated pedestrianised shopping street linking The Square and The Mall with the town's main public car parks.

Occupiers in the vicinity include Peter Mark, Eir, Swamp, Dealz, Boots, Pamela Scott, Vera Moda, Jack & Jones, DV8, Holland & Barrett, Guineys, Benetton, Vodafone, Carrig Donn and Carphone Warehouse.

## DESCRIPTION

The property comprises a high profile ground floor retail unit with extensive glazed frontage. The unit is mainly open plan internally with a staff area and toilet to the rear.

## ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Retail	75.9	817

## LEASE

New lease available.

## BER

BER: C1

BER No: 800115487

EPI: 736.75 kWh/m2/yr

## VIEWING

Strictly by appointment with the joint letting agents.

## JOINT AGENT

Ger Carmody Auctioneer, Valuer & Estate Agent

Edward Street, Tralee, Co. Kerry

Phone: 066 719 069 Email: [info@gcauctioneers.ie](mailto:info@gcauctioneers.ie)

## FOR FURTHER INFORMATION

Lisney, 1 South Mall, Cork

Mark Kennedy 021 427 5079

[mken尼迪@lisney.com](mailto:mken尼迪@lisney.com)

Edward Hanafin 021 427 5079

[ehanafin@lisney.com](mailto:ehanafin@lisney.com)



Lisney and Ger Carmody Auctioneer for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchaser or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and Ger Carmody Auctioneer nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. Ger Carmody Auctioneer PSRA: 003339 / Lisney PSRA: 001848