



# Charleville

## Town Centre

### Cork

TOWN CENTRE INVESTMENT OPPORTUNITY

Tenants not affected







## Charleville Town Centre Cork



### HIGHLIGHTS



Unique opportunity to acquire a substantial purpose-built commercial town centre investment.



Mixed use property comprising of retail units, office units, a restaurant, and an apartment



Approx. 4,197 sq m  
(45,177 sq ft)



Multi-storey car park with 450 car parking spaces

**DUNNES**  
STORES

Anchored by Dunnes Stores

**LloydsPharmacy**  
**Elverys Sports**

Other occupiers include Lloyds Pharmacy and Elverys Sports complimented by long-standing local occupiers



Landmark development in a superb location in Charleville's town centre just off the N20 Cork to Limerick Road, with 15,000 vehicles passing daily.



Currently producing €521,453 per annum with potential for income growth



The centre is fully managed and the common areas have recently undergone a full refurbishment.



80% occupancy with extensive asset management opportunities



Strong footfall driven by the significant surrounding residential population

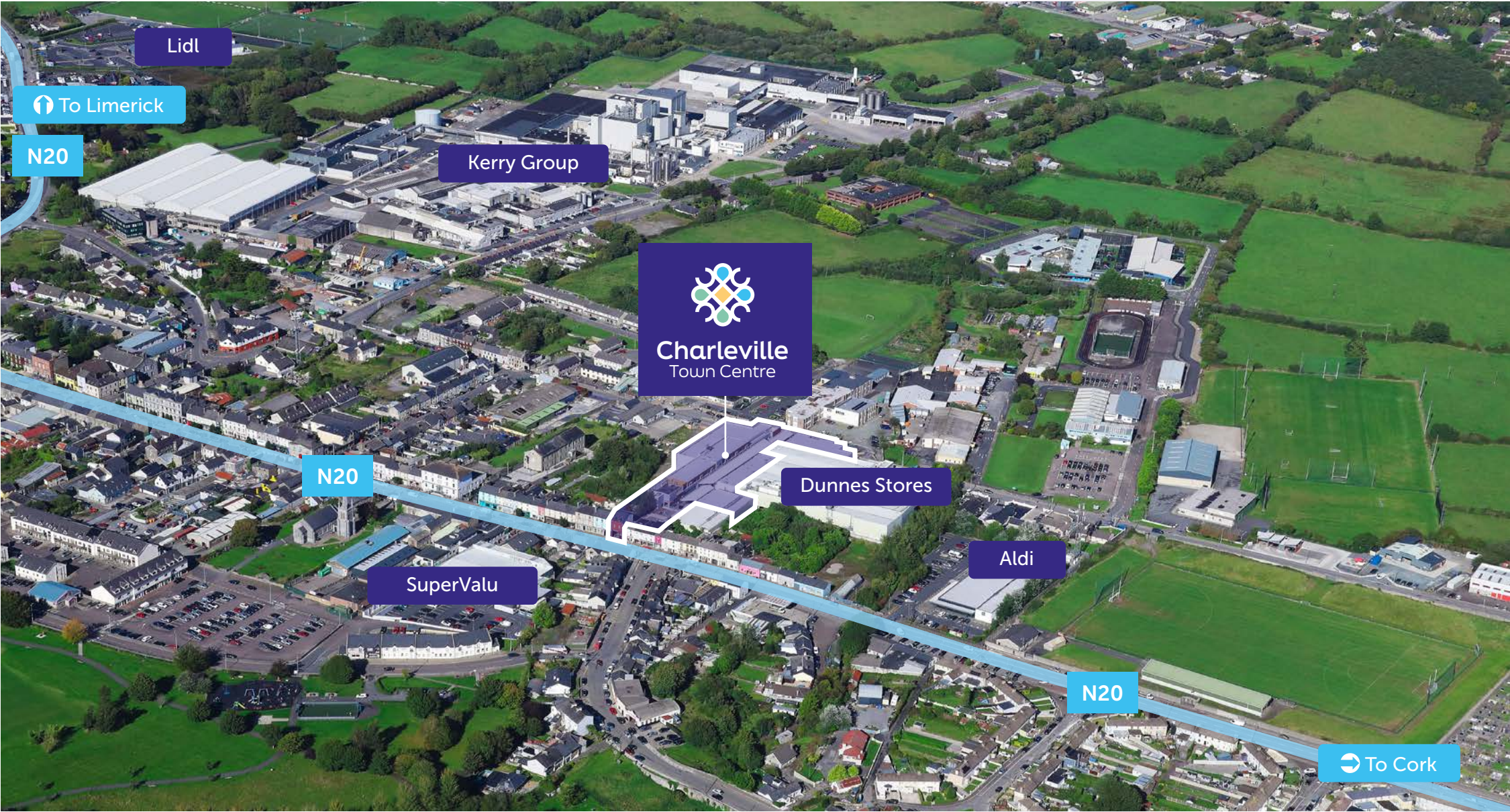


WAULT to expiry 10.8 years & WAULT to break 2.8 years

Dunnes Stores and Elverys Sports do not form part of the sale.



AERIAL | LOCAL OCCUPIERS



For identification purposes only.



## THE OPPORTUNITY

THE PROPERTY, WHICH WAS DEVELOPED C. 2007, COMPRISES A PURPOSE BUILT COMMERCIAL TOWN CENTRE DEVELOPMENT COMPRISING 13 NO. RETAIL UNITS, 1 NO. CAFÉ, 1 NO. RESTAURANT, 9 NO. OFFICE UNITS AND A TWO BED DUPLEX APARTMENT.

### RETAIL

The retail units front onto a part covered pedestrian street which has access from Main Street to its western end and Bakers Lane to its eastern end. The retail units range in size from approx. 811 sq ft to 5,900 sq ft and have the benefit of extensive glazing onto the main open air retail throughfare/plaza.

There is an opportunity to secure a tenant for the available restaurant unit which extends to approx. 3,000 sq ft and is located between Elverys Sports and Dunnes Stores.



### OFFICES

Seven of the office units front onto Bakers Lane. The units are self-contained with their own independent access. The offices are fully fitted and are laid out over ground and first floor level. These office units range in size from approx. 752 sq ft to 1,046 sq ft. The other

two office units are situated on the first floor with retail units at ground floor level fronting onto the pedestrian shopping street. These office units are approx. 2,852 sq ft and 3,000 sq ft. These offices have lift and disability access.







## THE TOWN CENTRE

Charleville Town centre serves as the main commercial hub for the local community / surrounding hinterland and has an average annual footfall in excess of 750,000 customers. The town centre is anchored by Dunnes Stores who own their own store which extends to approximately 54,000 sq ft. Elverys Sports also have their own store in the town centre.\*

**DUNNES**  
STORES

Elverys Sports



## CAR PARKING

The development has the benefit of a multi storey car park with 450 car parking spaces which serves as the primary off street car park for the entire Town and generates footfall through the centre. The car park is accessed from Bakers Lane and has travelators linking all levels of the car park to the retail area.

## ZONING

The property is located within an area zoned Town Centre/ Neighbourhood Centres in the Cork County Development Plan 2022-2028.

\*Dunnes Stores and Elverys Sports do not form part of the sale.





Charleville  
Town Centre  
Cork





## LOCATION






Charleville Town is located on the main Cork/Limerick N20 Road approximately 60km north of Cork city and 40km south of Limerick city with a population of approximately 3,970 (CSO 2022). Making it a key stop between the two cities.

The subject property is situated in the heart of the town in Charleville town centre on the eastern side of the N20 Cork to Limerick Road. The property has pedestrian access from Main Street and vehicular access from Bakers Road to its eastern boundary, making it easily accessible from both the town centre and the bypass roads. The centre serves as the main commercial hub for the local community and the surrounding hinterland.

Charleville town is serviced with a Primary Care Centre and SuperValu, Aldi and Lidl all have a presence in the town. There are 2 no. service/filling stations, 3 no. car show rooms and the Charleville Park Hotel. Charleville has four primary, and three secondary schools. Kerry Foods is a significant employer in the area with a food production facility situated on approximately 40 acres on the edge of the town.

Charleville Town has a catchment of 82,000 people within a 30-minute drive time of the asset.

Charleville train station is within walking distance, and bus services link the Town Centre to both Cork and Limerick via routes 51 and 320.

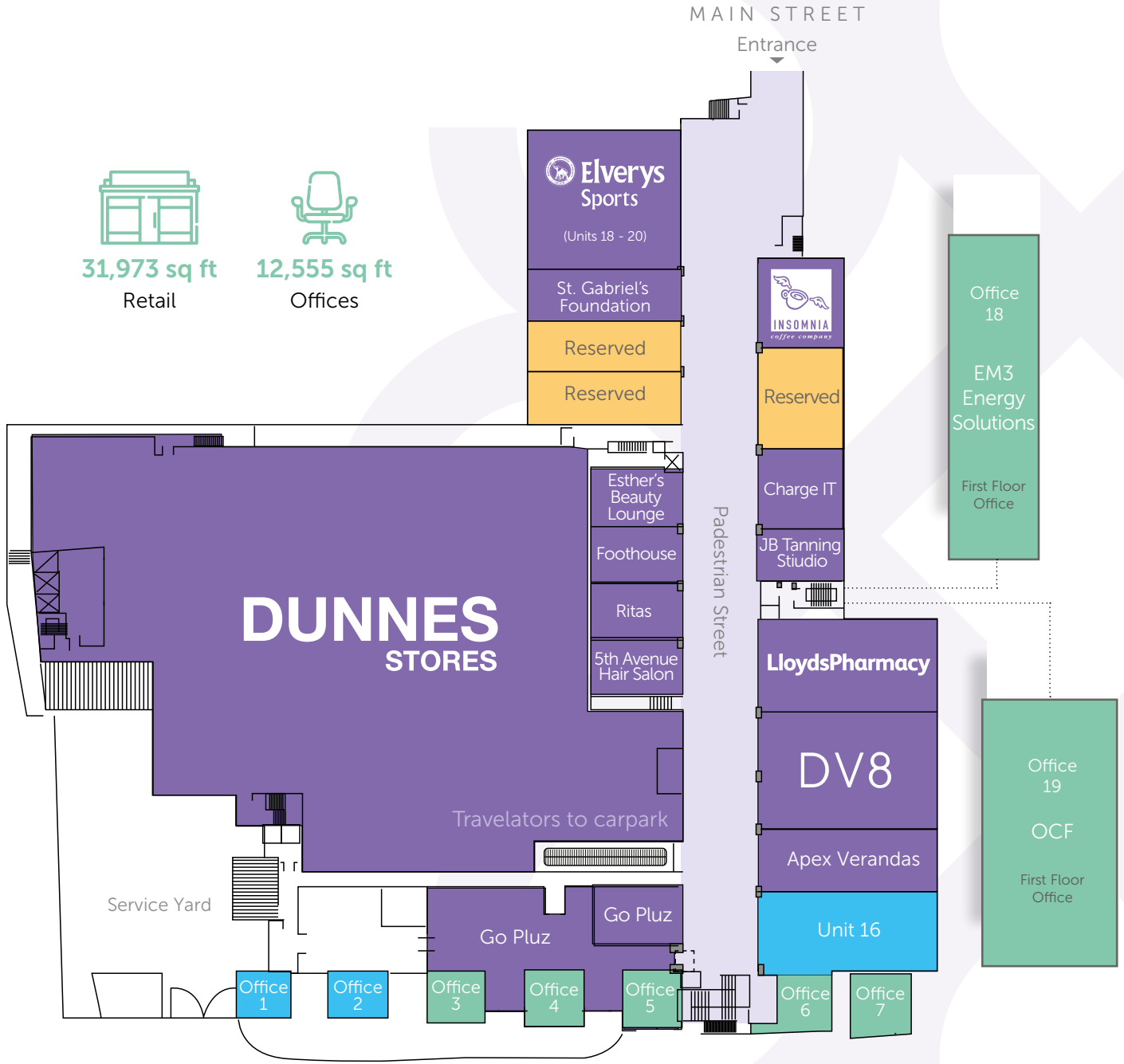
	Transport	Walk time	Drive time
	Parking	Onsite	-
	Bus Stop for routes 51 and 320	1 min	-
	Charleville, Rathmorgan Train Station- (2km)	25 min	5 min
	Shannon Airport (64km)	-	50 mins
	Cork Airport (67km)	-	1 hr 15 mins

FLOOR PLAN

Units	Tenant	Net Floor Area (Sq Ft)
1	St Gabriel's Foundation	1,491
2 -3	Vacant Restaurant	3,057
4	Esthers Beauty Lounge	1,006
5	Foothouse	1,001
6	Rita's Boutique	1,001
7	5th Avenue Hair Salon	1,001
8	Insomnia Coffee	1,412
9	Reserved	1,615
10	Charge IT	1,307
11	JB's Tanning Studio	811
12	Lloyds Pharmacy	3,165
13-14	DV8	4,127
15	Apex Verandas	2,164
16	Vacant Gym	3,553
17-21	Go Pluz	5,899
Billboard	Clean Channell Communications	n/a
Car park	Crystal Clean Care Valet	n/a

Offices	Tenant	Net Floor Area (Sq Ft)
1	Vacant	752
2	Vacant	868
3	Keltic Veterinary	934
4	DNCF Civil Engineers	871
5	DNCF Civil Engineers	667
6	Ballyhoura Development Company	1,464
7	RDF Architects	1,046
18	EM3 Energy	3,100
19	OCF Consultants	2,852

Available Reserved





# TENANCY SCHEDULES



Unit	Tenant	Net Floor Area (Sq Ft)	Lease Start	Break Option	Lease Expiry	Annual Contracted Rent
1	St Gabriel's Foundation	1,491	1/04/2023	31/03/2033	31/03/2043	€20,874
2 -3	Vacant Restaurant	3,057	-	-	-	-
4	Esthers Beauty Lounge	1,006	14/05/2024	14/05/2027	14/05/2044	€12,000
5	Foothouse	1,001	01/01/2025	01/01/2030	01/01/2045	€14,000
6	Rita's Boutique	1,001	02/01/2025	01/01/2030	02/01/2045	€14,000
7	5th Avenue Hair Salon	1,001	Overholding			€14,000
8	Insomnia Coffee	1,412	15/10/2018	15/10/2030	15/10/2038	€37,107
9	Reserved	1,615	-	-	-	-
10	Charge IT	1,307	01/09/2024	01/09/2027	01/09/2044	€15,681
11	JB's Tanning Studio	811	31/01/2022	31/01/2027	31/01/2042	€12,000
12	Lloyds Pharmacy	3,165	13/10/2008	13/10/2033	13/10/2033	€180,000
13-14	DV8	4,127	06/06/2028	06/06/2028	06/06/2048	€54,412
15	Apex Verandas	2,164	01/06/2025	01/06/2026	01/06/2030	€18,386
16	Vacant Gym	3,553	-	-	-	-
17-21	Go Pluz	5,899	23/11/2023	23/11/2033	23/11/2043	*€38,175
Billboard	Clean Channell Communications	n/a	01/02/2025	01/02/2030	01/02/2030	€11,000
Car park	Crystal Clean Care Valet	n/a	01/06/2025	-	01/06/2029	€10,000

\*Rent increases to €48,175 in 2028



# TENANCY SCHEDULES



## OFFICES

Office	Tenant	Floor	Net Floor Area (Sq Ft)	Lease Start	Break Option	Lease Expiry	Annual Contracted Rent
1	Vacant	Ground & First Floor	752	-	-	-	-
2	Vacant	Ground & First Floor	868	-	-	-	-
3	Keltic Veterinary	Ground & First Floor	934	15/03/2018	-	Over Holding	€9,340
4	DNCF Civil Engineers	Ground & First Floor	871	01/07/2024	01/07/2027	01/07/2039	€6,600
5	DNCF Civil Engineers	Ground & First Floor	667	01/07/2024	01/07/2027	01/07/2039	€6,600
6	Ballyhoura Development Company	Ground & First Floor	1,464	01/06/2018	-	Overholding	€5,075
7	RDF Architects	Ground & First Floor	1,046	01/07/2024	01/07/2027	01/07/2039	€9,744
18	EM3 Energy	First Floor	3,100	16/08/2018	16/08/2023	16/08/2028	€31,000
19	OCF Consultants	First Floor	2,852	02/03/2019	-	02/03/2039	€6,536

Further tenancy details and covenant information available on request.



There is also a 2 bedroom duplex apartment which is let on a standard residential tenancy agreement.



### Method of Sale

The property is for sale by Private Treaty.

### Price

On application.

### Title

Freehold.

### Viewings

Strictly by appointment with sole selling agents.

### BER



Full Building Energy Rating certificates and advisory reports are available on request.

### Further Information

Interested parties will be given access to a data room upon signing of a Non-Disclosure Agreement. The data room includes information such as lease documentation, current service charge budget, BER reports and floor plans.

[www.charleville-shopping-centre.com](http://www.charleville-shopping-centre.com)

### Solicitors

JRAP O'Meara LLP, Thompson House,  
MacCurtain Street, Cork, T23 PD3C.

### Agents



6 Lapps Quay,  
Cork T12 XHF6  
[commercial@sherryfitz.ie](mailto:commercial@sherryfitz.ie)  
T: 021 427 0099  
[www.sherryfitz.ie](http://www.sherryfitz.ie)

#### David McCarthy

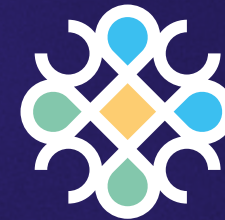
Divisional Director  
+353 86 044 9934  
[david.mccarthy@sherryfitz.ie](mailto:david.mccarthy@sherryfitz.ie)

#### Amanda Isherwood

Senior Surveyor  
+353 87 349 6708  
[amanda.isherwood@sherryfitz.ie](mailto:amanda.isherwood@sherryfitz.ie)

#### Zara Barry

Graduate Surveyor  
+353 87 109 6999  
[zara.barry@sherryfitz.ie](mailto:zara.barry@sherryfitz.ie)



## Charleville Town Centre Cork

These particulars are issued by Sherry FitzGerald on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Sherry FitzGerald, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Sherry FitzGerald nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.

PSRA No. 002183

Brochure design by avalanche design