

# Town Centre Retail Opportunity

UNIT 4 MARKET SQUARE, MALLOW, CO. CORK



**FOR SALE/TO LET**

## PROPERTY HIGHLIGHTS

- ▶ Prime 3 Storey Town Centre Retail/Commercial property extending to approximately 772.5 sq m (8,315 sq ft)
- ▶ Located as part of the larger Market Square development in Mallow
- ▶ Potential for sub-division between ground and upper floors
- ▶ Excellent location situated on William O' Brien Street
- ▶ Neighbouring occupiers include Dunnes Stores, Sports Direct, Dealz, Easons and Costa Coffee
- ▶ Previously occupied by Lifestyle Sports and is in good repair

## LOCATION

The property is located in the centre of Mallow Town. The property itself is located on William O'Brien Street as part of the Market Square scheme which is the prominent mixed use development in Mallow Town Centre, the main retail thoroughfare. The scheme benefits from basement car parking with the development anchored by Dunnes Stores and Sports Direct, with other occupiers including Dealz, Easons and Costa Coffee.

Mallow is an important satellite town located 34 km north of Cork City, with excellent transport links including the N20 Cork-Limerick Road, as well as having a rail line which serves the Dublin to Cork route and the Kerry Route making Mallow an attractive commuter location. Mallow has a large catchment area in excess of 50,000 people, with the population of the town itself in the region of 12,000 which continues to grow.





## DESCRIPTION

Unit 4 Market Square is a prominent retail unit with excellent frontage on to William O' Brien Street. The entire extends to 772.5 sq m (8,315 sq ft) over three floors. The ground and first floors were previously in use as retail and are fitted out with the second floor in use as storage space. The property benefits from impressive floor to ceiling heights as well as excellent frontage on to the busy street. A separate entrance at street level allows for separate access to the upper floors and could be subdivided accordingly.

## SCHEDULE OF ACCOMMODATION

Floor	Area Sq. M	Area Sq. Ft
Ground	260.5	2,804
First	247.3	2,662
Second	264.7	2,849
<b>Total</b>	<b>772.5</b>	<b>8,315</b>



## FURTHER INFORMATION

### LEASE TERMS

Available on request

### RENT

€45,000 per annum exclusive

### PRICE

€475,000

### BER

C2

## SELLING AGENTS



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