

Carlow

To let

on behalf of

Unit 3B Fairgreen Shopping Centre, Barrack St,
Carlow, R93 V0F9



Passing Rent
€190,000 pa



Size
15,805 sq. ft.



Prominent location
**Fairgreen Shopping
Centre**



Planning
Town Centre



Parking
**762 Free Parking
Spaces**

Get more information

Jack Devlin

jack.devlin@avisonyoung.com

+353-87-262 3411

PSRA: 001234-001237



**AVISON
YOUNG**

Retail Premises to Let

Unit 3B Fairgreen Shopping Centre,
Barrack St, Carlow, R93 V0F9

Location

Carlow (pop. 24,272) is a major provincial town in the south east region, approx. 84 kms from Dublin and is a regional commercial and administrative centre. The town is also a rapidly growing commuter centre within the greater Dublin area.

The subject occupies a prominent location in the free standing Phase 2 section of the 23,117 shopping development. There are over 50 units anchored by **Tesco and the IMC Cinema. Other high profile tenants include River Island, Next, JD Sports, Pamela Scott and Sports Direct.**

Accommodation

The property is arranged over two floors providing the following approximate internal floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	7,327	681
First	8,478	788
Total	15,805	1,469

Passing Rent

€190,000 pa.

€12.02 per sq. ft. (€129.34 per sq. m.)

Lease Terms

Available by way of an assignment of the existing lease due to expire on 10/11/27.

Planning

The premises falls within the "Town Centre" zoning of the Carlow County Development Plan 2012 – 2024.

Commercial Rates

We understand that the property is assessed as follows:

Rateable Value:	€120,500
2023 ARV:	0.27
Rates Payable:	€32,535

Service Charge

€49,521.72 per annum

Insurance

€5,526.04

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be paid by the tenant.

BER

The Building Energy Rating (BER) for this property is D2. A certificate can be made available.

Website

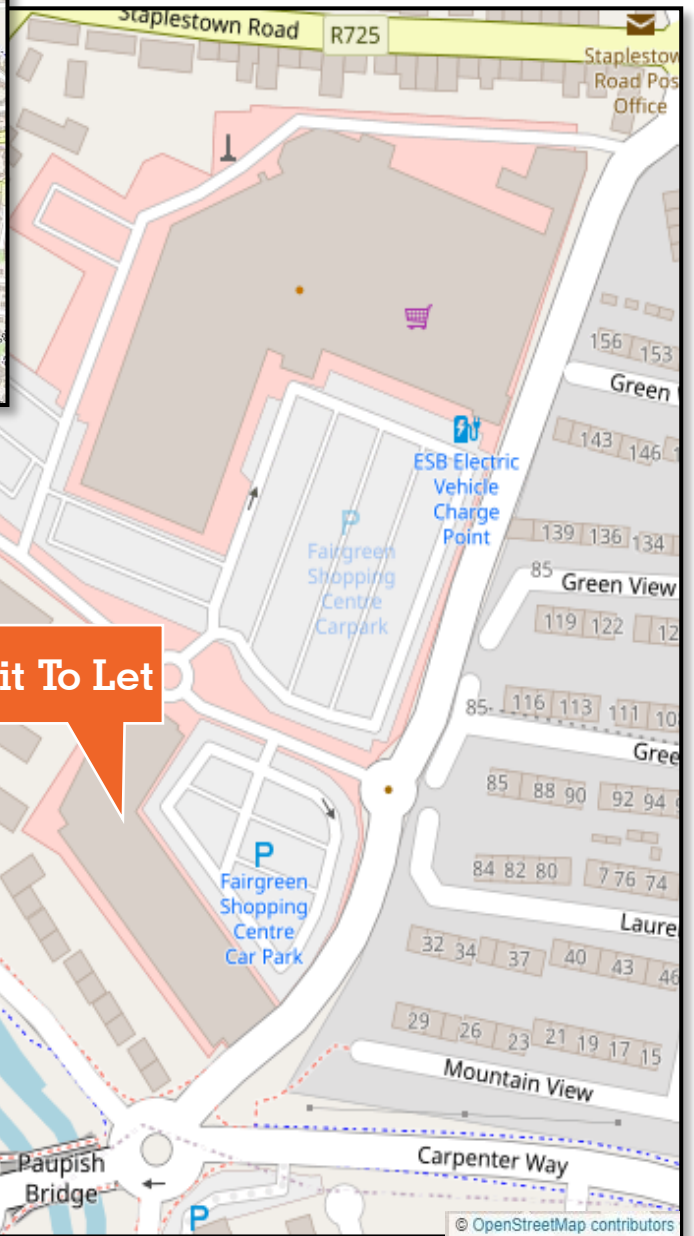
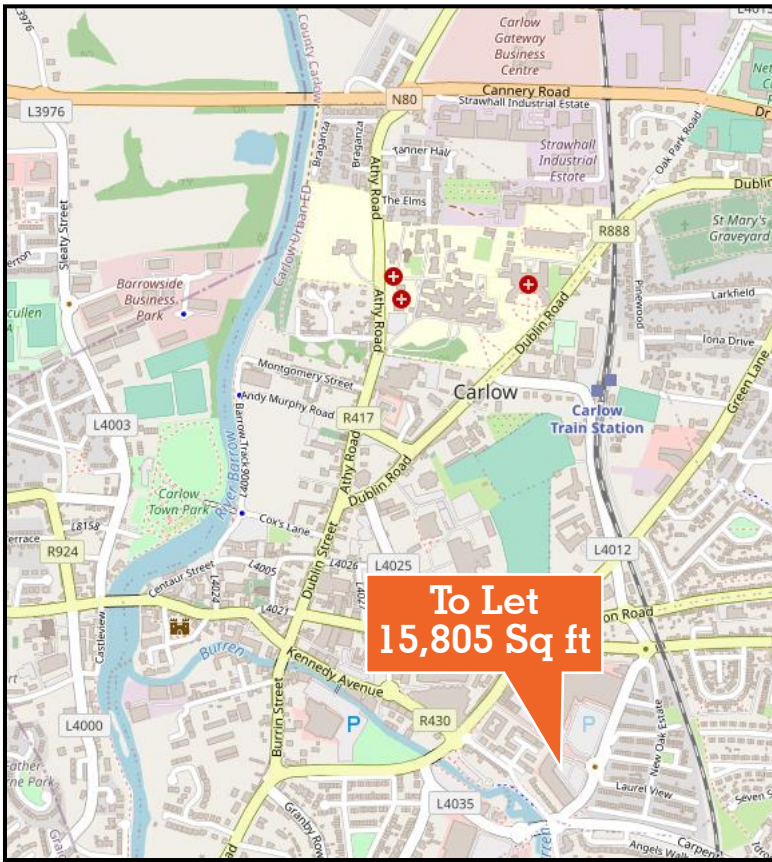
The link below provides access to the new Sainsbury's Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Properties](#)

**AVISON
YOUNG**

Retail Premises to Let

Unit 3B Fairgreen Shopping Centre, Barrack St, Carlow, R93 V0F9



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

To find out more, scan the QR code or please contact one of our team



Dublin Office

Fergal Burke

T: +353 (0) 87 823 1363
fergal.burke@avisonyoung.com

Lynn Kelly

T: +353 (0) 87 827 5472
lynn.kelly@avisonyoung.com

Jack Devlin

T: +353 (0) 87 262 3411
jack.devlin@avisonyoung.com

Gavin Quinlan

T: +353 (0) 83 404 2300
gavin.quinlan@avisonyoung.com

Catherine Loughnane

T: +353 (0) 87 196 6888
catherine.loughnane@avisonyoung.com

Brendan Cronin

T: +353 (0) 83 316 3453
brendan.cronin@avisonyoung.com

Edmond Nolan

T: +353 (0) 87 778 9980
edmond.nolan@avisonyoung.com

Sarah Finnegan

T: +353 (0) 83 447 7812
sarah.finnegan@avisonyoung.com

London Office

Dan Kent

T: +44 (0) 7711 420604
dan.kent@avisonyoung.com

Rob Fraser

T: +44 (0) 7894 605513
rob.fraser@avisonyoung.com

March 2023

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

www.avisonyoung.ie