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## **Investment yield of c. 12%, Unit 14 Bridge Centre, Tullamore**

**Starting Bid: €140,000.00**



For sale by HWBC Ltd. via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](http://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

### **HIGHLIGHTS**

- Prominent retail unit for sale in The Bridge Centre Shopping Centre
- Retailers in the scheme include Dunnes Stores, Holland and Barrett, An Post, ESB and Euro General

### **LOCATION**

The Bridge Centre is located on the western side of Bridge Street at its junction with Distillery Lane. Bridge Street is one of the main shopping streets in Tullamore. It is a busy mixed-use street incorporating primarily retail, restaurants, public houses, leisure and office use. The Bridge Centre is located at the northern end of Bridge Street, opposite O' Connor Square.

### **DESCRIPTION:**

The Bridge Centre, which opened in 1995, is a successful regional shopping centre comprising over 68,000 sq. ft. of retail space including a 46,000 sq. ft. Dunnes Stores. It includes 24 ground floor retail units, first floor restaurant, a cinema and 350 surface level parking spaces.

Unit 14 is an irregular shaped unit comprising 56.6 sq.m. (609 sq. ft.). It is located close to the car park entrance.  
Neighbouring occupiers include Dunnes Stores and Dolans Pharmacy.

**TENANCY DETAILS:**

UNIT :14  
AREA sq.ft: 609  
TENANT: Daze Technology LTD  
LEASE START: 1/3/2019  
LEASE END: 28/2/2029  
TERM: 10 Years  
ANNUAL RENT: €17,000

BER: C1

TITLE: 999 year lease

TO VIEW OR MAKE A BID Contact HWBC Ltd. or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## **Auctioneer's Comments**

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.