DNG Ella Dunphy
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Kilkenny
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Investment Yield 14.8%, Market Cross Shopping Center

Starting Bid: €175,000.00

For sale by DNG Ella Dunphy 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

DNG Ella Dunphy are proud to present this outstanding retail opportunity located within the prestigious Market Cross Shopping Centre, right in the heart of Kilkenny City Centre.

Extending to approximately 1,604 sq. ft., this substantial commercial unit occupies a highly prominent position within one of the South East's most successful and established retail destinations.

Market Cross Shopping Centre is widely regarded as Kilkenny's premier shopping location, attracting significant footfall from both local residents and the thousands of domestic and international visitors who frequent the city throughout the year. Positioned amongst a strong mix of national retailers, independent businesses, cafés, restaurants, and professional services, this property benefits from exceptional visibility and exposure within a thriving commercial environment.

The accommodation is thoughtfully laid out and comprises approximately 1,000 sq. ft. of ground-floor retail space, providing a bright, spacious, and versatile trading area suitable for a wide variety of retail, service, showroom, or commercial uses. The open-plan nature of the accommodation allows prospective purchasers or occupiers the flexibility to tailor the space to their own specific business requirements.

A generous mezzanine level extending to approximately 604sq. ft. further enhances the property's appeal, providing valuable ancillary accommodation ideal for office use, stock storage, staff facilities, consultation rooms, or additional operational space. This flexible configuration ensures the property can cater to a broad range of commercial occupiers while maximising functionality and efficiency.

The property's central location places it at the heart of Kilkenny's bustling retail core, benefitting from constant pedestrian traffic throughout the day. Occupiers will enjoy immediate access to extensive customer parking, excellent public transport connections, and all of the amenities that
Kilkenny City Centre has to offer.

The surrounding area continues to experience strong commercial activity, making this an ideal setting for businesses seeking a strategic and highly visible city-centre presence.

Whether purchased as an owner-occupier opportunity or as a long-term commercial investment, the property offers exceptional potential. Its prime location, flexible accommodation, and strong surrounding trading environment combine to create a compelling proposition for investors and business owners alike.

Please note that the existing tenants within the building are unaffected, ensuring continuity of occupation and minimal disruption.

Opportunities to acquire retail accommodation of this calibre within Market Cross Shopping Centre are exceptionally rare. Combining a landmark city-centre location, substantial floor area, excellent visibility, and strong long-term growth potential, this property represents a unique chance to secure a foothold within one
of Kilkenny's most sought-after commercial addresses.

KEY FEATURES:
• Prime city centre retail location.
• Strong pedestrian footfall.
• High-profile position with excellent visibility.
• Strong investment and long-term growth potential.
• Flexible accommodation suitable for a variety of commercial uses.
• Immediate access to extensive public parking facilities.

To view or make a bid contact DNG Ella Dunphy or iamsold, 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 firms 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.