Retail/Leisure Opportunity

FORMER CINEMA
GAOL ROAD, KILKENNY

TO LET

High profile stand alone building

BER C2

BDM Property

High profile stand alone building

Total area of 1,555.5 sq.m. (16,744 sq.ft.)

Surface parking for 22 cars

Excellent floor to ceiling height and ability for an additional mezzanine level

Suit a variety of uses subject to planning permission

Flexible space, ability to subdivide

LOCATION

Kilkenny City is the principle urban location in County Kilkenny with an urban population of over 27,000 people. This unit is located on Gaol Road in the city which is approximately 300 metres south west from High Street, Kilkenny's main shopping street and 400 metres south west of Kilkenny Castle, one of Irelands biggest tourist destinations.

The surrounding area is a mix of commercial, leisure, retail and residential buildings.

DESCRIPTION

The building comprises a stand-alone former cinema building surrounded by 22 dedicated car spaces. It has excellent profile being a double height former cinema with over 40 metres of frontage onto Gaol Road and return frontage onto Garden Row.

The building is accessible on 4 sides via access doors and comes with a small service yard to the east with access from Gaol Road. There is the option to potentially subdivide the property.

The majority of the space is on ground floor with a small 1st floor which was previously the projection room. Any new occupier would have the ability of putting in a mezzanine due to the height of the former cinema and the layout/design of the building would allow for subdivision.

The unit would suit a variety of uses subject to planning permission.

ACCOMMODATION

The accommodation briefly is as follows:

	GROSS INTERNAL AREA	
Ground Floor	1,355.97 sqm	(14,596 sqft)
1st floor	199.53 sqm	(2,148 sqft)
Total	1,555.5 sqm	(16,744 sqft)

RENT

Available upon application.

Rent will be exclusive of all other outgoings.

LEASE

Available on a new lease with flexible lease terms.

RATES

Valuation of €205,000 equating to a 2023 rates bill of €42,230 per annum. Please note this rates bill is based on cinema use. Once the building is in alternate use a new occupier may want to apply for a revision.

SERVICE CHARGE

Not applicable.

BER

BER BER C2

BER Number: 00955429

BER Energy Rating: 288.38 kWh/m²/yr 1.2

SERVICES

All mains services are available to the unit.

VIEWING

Strictly by appointment with the sole letting agent.

BDM Property

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