

# FOR SALE KILCOLGAN CO. GALWAY

BY PRIVATE  
TREATY

Petrol Filling Station  
& Neighbourhood  
Commercial Centre



## Mixed Use Investment Opportunity

- Neighbourhood Commercial Centre anchored by Petrol Filling Station t/a Circle K equating to approx. 56% of total rent roll
- Located in growing commuter village approx. 17km from Galway City
- Extending to approx. 2,882.4 sq.m (31,026 sq.ft) GIA on a site area of 1.21 hectares (3.0 acres)
- Rental Income of €208,960 per annum as at September 2019
- WAULT of 5.26 years
- High yielding income return NIY 9.74% (assuming standard purchaser costs @ 9.96%)
- Attractive lot size
- Tenants not affected
- Guide Price is significantly below replacement cost

### Location

Kilcolgan is an expanding commuter village located approx. 17 km from Galway City at the mouth of the Kilcolgan River at Dunkellin Bay.

The subject development is situated in a prominent position within the village, at the junction of N67 and R458 providing access to the popular tourist destinations of Kinvara, Ballyvaughan and The Burren. The development, as a result, benefits from significant volumes of passing traffic.

### Description

Kilcolgan Neighbourhood Commercial Centre extends to approx. 2,882.4 sq.m (31,026 sq.ft) GIA on a total site area of approx 1.21 HA (3.0 acres). One of the keys to the success of the development has been the ease of access for customers with plentiful parking. The range of offering available serves both the immediate catchment and passing trade.

### Tenancy

The subject property is 80% occupied with a cumulative income of €208,960 per annum. There is a WAULT of 5.26 years. The tenancies cover a range of uses and the development is not overly exposed to any one user type.

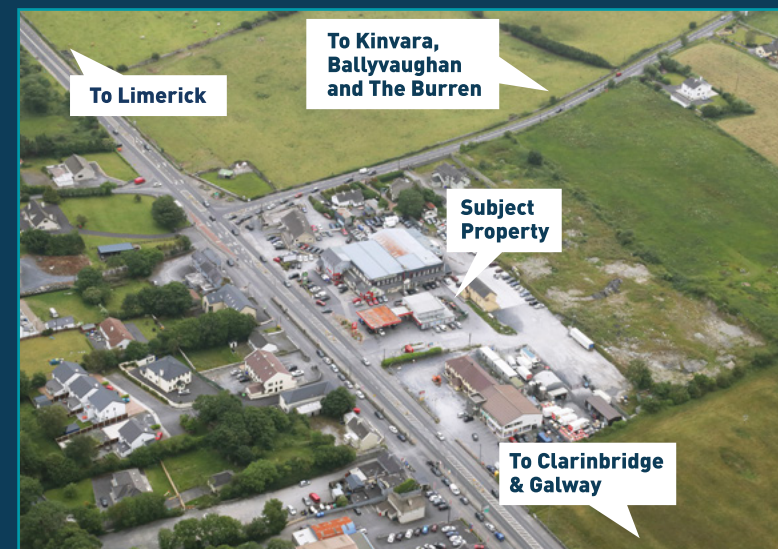
### Tenure

We understand that the property is held freehold.

### BER

**BER B1 E2**

Individual BER Certs & Advisory Reports available on request.



### Proposal

Offers are invited in excess of €1.95 million which reflects a Net Initial Yield of 9.74% (assuming standard purchaser's costs of 9.96%).

		ACCOMMODATION (GIA)	
Unit No	Tenant	sq. m	sq. ft
<b>Block 1</b>			
GF-1	Bar One Racing Ltd t/a Bar One	105.45	1,135
GF-2	Katesan Naas Limited t/a Mother Hubbards	438.04	4,715
GF-3, 4 & 5	Vacant Commercial	162.77	1,752
GF-6 (Unit 4)	Soufyan Faraj Ghezal & Rioudouan t/a Atlas Barbers	27.59	297
Storage	Michael Qualter t/a Michael Qualter Garden Machinery	147.63	1,589
FF-1	David O'Connor t/a DOC Fitness	548.69	5,906
FF-2 & 3	Vacant Commercial	250.74	2,699
<b>Sub-Total</b>		<b>1,680.90</b>	<b>18,093</b>
<b>Block 2 - Rear Industrial</b>			
Car Garage	Ken Horan t/a Ken Horan Motors	299.24	3,221
Machinery Repairs	Michael Qualter t/a Michael Qualter Garden Machinery	94.07	1,013
Car Wash	TX Car Wash & Valet Centre	178.37	1,920
<b>Sub-Total</b>		<b>571.68</b>	<b>6,154</b>
<b>Block 3 - Rear of Filling Station</b>			
Ground & First Floors	Vacant Commercial	151.1	1,626
<b>Sub-Total</b>		<b>151.10</b>	<b>1,626</b>
Petrol Filling Station	Fareplay Energy Limited t/a Circle K	328.13	3,532
Unit 7	J&A Q Hair & Beauty Ltd t/a Q Hair & Beauty Boutique	150.60	1,621
<b>Total Gross Internal Floor Area</b>		<b>2,882.42</b>	<b>31,026</b>

Please note any intending purchasers should satisfy themselves as to the exact floor areas of the subject property.



### Contact

Viewing strictly by appointment with the sole agent TWM.

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