



Investment Profile

- Attractive, suburban shopping centre investment only 9km east of Galway City
- 3,334.4 sq m of accommodation with 20 retail units & 15 office suites over two floors
- Strong income profile of €541,431 per annum (excl VAT)
- Overall WAULT of 13.17 years to lease end (over 12 years to break)
- Low vacancy rate of 12.25% by floor area
- Anchored by Nestor's SuperValu who own part of their occupied unit, the remainder of which forms part of the sale
- 238 car parking spaces
- Tenants not affected

Tenure

We understand that the property is held subject to registered freehold title.

Proposal

Offers are invited in excess of €5.25 million which reflects a net initial yield 9.87% (assuming standard purchaser costs of 4.46%).

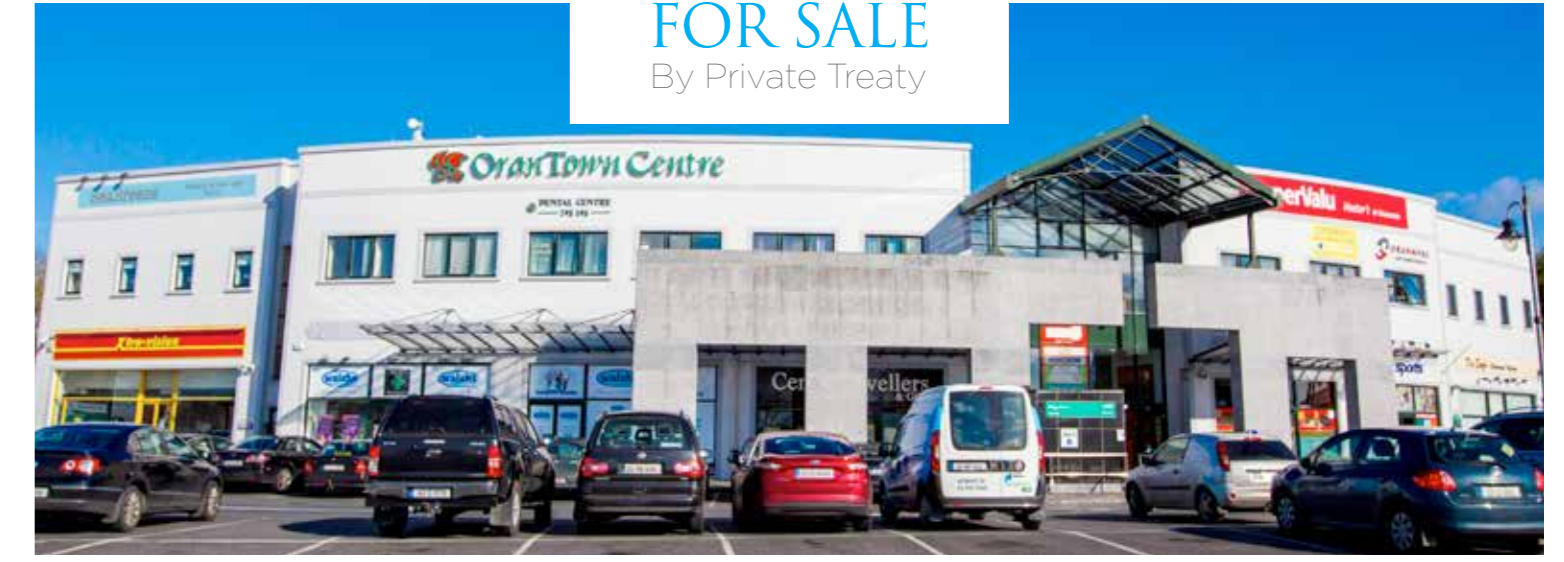
BER

Individual BER information available on request.

BER B3 F

VAT

Further information available upon request.



FOR SALE
By Private Treaty

Shopping Centre Investment Opportunity

OranTown Centre

Oranmore, Co Galway



Contact

Viewing strictly by appointment with the sole agent.

Sarah Winters

+353 (0)1 611 0324

+353 (0)86 380 2033

sarah@twmproperty.ie

Rosemary Casey

+353 (0)91 458 987

+353 (0) 86 381 1225

rosemary@twmproperty.ie

Michele Jackson

+353 (0)1 611 0323

+353 (0) 86 8572700

michele@twmproperty.ie

PRSA Licence number 001835

Solicitors

MG Ryan & Co. Solicitors

Abbeygate House, 34-36 Upper Abbeygate St, Galway

Michael Ryan

+353 (0)91 564 011

mryan@mgryan.com

Reasons to Buy

- Investment underpinned by well positioned real estate in a growing satellite town of Galway
- Opportunity to invest and grow the centre on the back of economic and retail recovery
- Asset Management angles
- Excellent opportunity to benefit from improving retail market in established suburban location
- Letting of vacant space

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orantowncentre.com

TWM for themselves and for the vendor/lessor of the property whose agents they are, give notice that: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. VAT may be payable on the purchase price.



TWM

PROPERTY SOLUTIONS

Location

Oranmore Village is an established popular coastal suburb of Galway city, situated approximately 9kms east from Galway City Centre, along the old Galway - Dublin Road. The Village has an estimated growing population of over 7,000 persons while Galway City has a population of over 75,500. Oranmore has experienced significant expansion in recent years with the construction of major housing and commercial developments, all of which contribute towards a thriving business centre. Oranmore is a designated Galway Metropolitan Area Satellite Town and was identified as a 'Key Town' in the Galway County Development Plan 2009 - 2015. Large employers situated in Oranmore include Cisco, Oran Precast, Cold Move, DHL and Langan Couriers.

OranTown Centre is situated on the outskirts of Oranmore Village at the junction of Station Road and the Coast Road and together with commercial developments in the Village, forms the main retailing base within the locality.



Description

OranTown Centre, which was developed in late 1990's and officially opened in 2000, comprises a two storey mixed use development with 12 ground floor retail units, eight first floor retail units and 15 office suites, extending to a total floor area of 3334.4 sq m on a site of approximately 2.52 acres. The shopping centre which is anchored by Nestors Supervalu, a franchisee of the Musgrave Group, benefits from a range of various uses and includes national occupiers such as An Post, Apcoa Parking (Ireland) Ltd and Coillte Teoranta.

OranTown Centre is the primary retailing destination in Oranmore and is laid out to provide retail accommodation at ground and first floor level around a central mall area. The range of retailers include ladies shoe shop, sports clothing, children's clothing, pharmacy, hairdressers, bookshop, newsagents and restaurant/coffee shop uses. Medical and office suites are located at first floor level. Extensive car parking facilities for 238 cars are provided at ground and basement level.

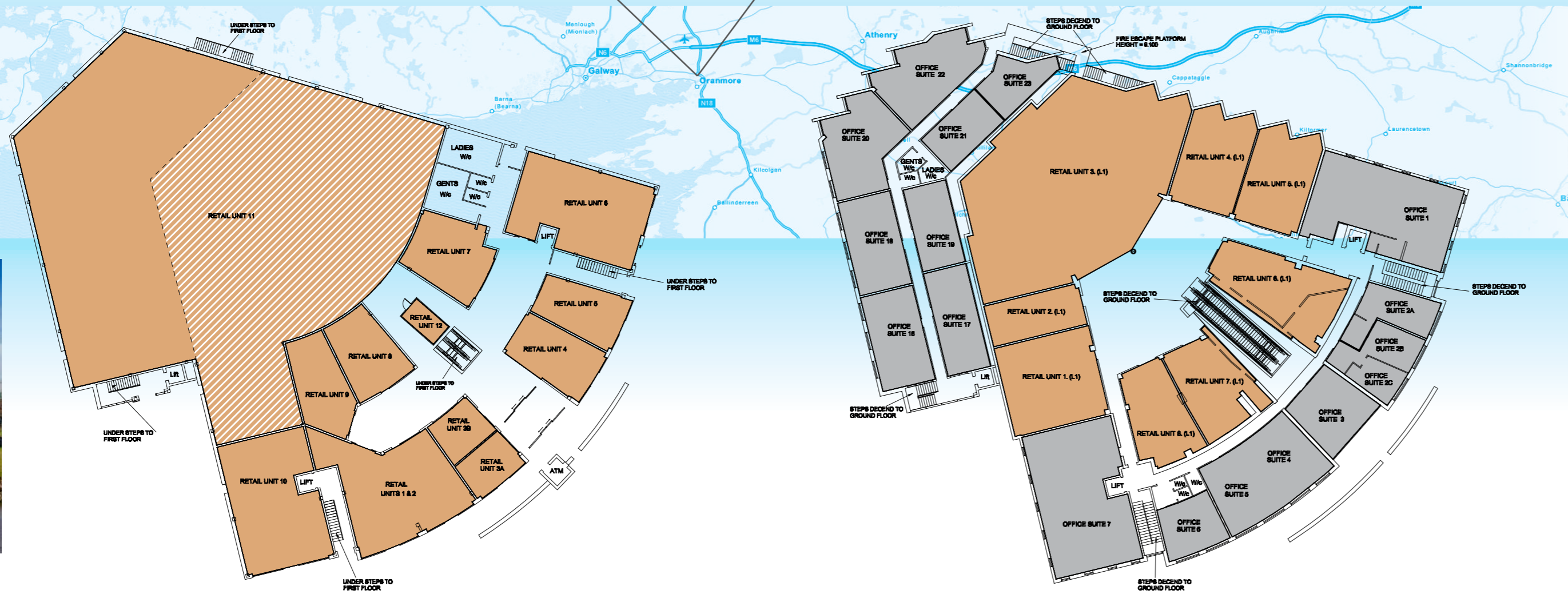
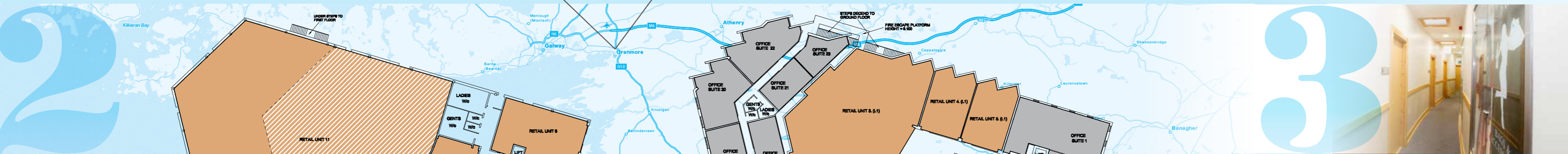
Schedule of Accommodation

Please note: An assignable measurement survey has been undertaken.

FLOOR / USE	DESCRIPTION	FLOOR AREA (sq. m.) GIA	FLOOR AREA (sq. ft.) GIA
Ground Floor	Retail Units	1,348.4	14,514
First Floor	Retail Units	1986.0	21,377
Total		3,334.4	35,891

Investment Opportunity

- Thriving suburban shopping centre
- Net Operating Income of approximately €514,759 per annum
- 78% of income from retail occupiers
- Low vacancy rate of 12.25% - vacant units are fitted out and available for occupation
- Long term income profile may facilitate debt funding
- Additional income from external roof mast & car wash to rear of centre - potential to increase roof mast income
- Low pro-rata service charge of approx. €51.18 psm
- Target occupiers may include bookmakers, doctor's surgery, discount store, barber, florist and yoga studio.



UNEXPIRED LEASE PROFILE

