



(Tenant not affected)

UNIT A6/A7 COOKSTOWN BUSINESS CENTRE TALLAGHT, DUBLIN 24

Investment

Terrace fully fitted catering unit
Let to CC Food Services Ltd
c. 316.9 m² (including mezzanine)
Income €25,000 p.a.
5 Car parking spaces

FOR SALE

Tenant not affected

01 662 3113
www.quinnagnew.ie



LOCATION

Cookstown Business Centre is situated within Cookstown Industrial which is located c.11.2km south west of the Belgard Road which is a dual carriageway interlinking the Naas Road (N7) and Blessington Road (N8).

The estate is within walking distance of the LUAS, and direct access is available from the M50 Ring Road via the Ballymount interchange.

DESCRIPTION

The units, which are mid-terraced, are of concrete portal frame construction with concrete block in-fill walls to full height.

The property was let to the current tenant as a fully fitted catering unit including 2 walk in freezer, 2 industrial catering ovens and white hygienic wall cladding throughout.

The property benefits from large staff changing area and office, with extensive storage area on the first floor.

New staff welfare area.

TENANCY

The property is let under a 10 year lease from 1 February 2015 at a rental of €25,000 p.a. to CC Food Service Ltd T/A "The Chef's Creations".

The lease contains a tenant break option on the 31 March 2020.

The Chefs Creation is a fresh food producer catering for hospitals, hotels, restaurants, and while catering for many multinational companies staff canteens.

Please note, this is an investment sale. The tenants are not affected.

ACCOMMODATION

The approximate gross external areas are as follows:

Unit A6	m ²
Warehouse:	55.3
Office:	55.0
Mezzanine Stores:	38.3
Total:	148.6

Unit A7	m ²
Warehouse:	77.8
Stores:	15.5
Mezzanine Stores:	75.0
Total:	168.3

5 designated parking spaces included in sale.

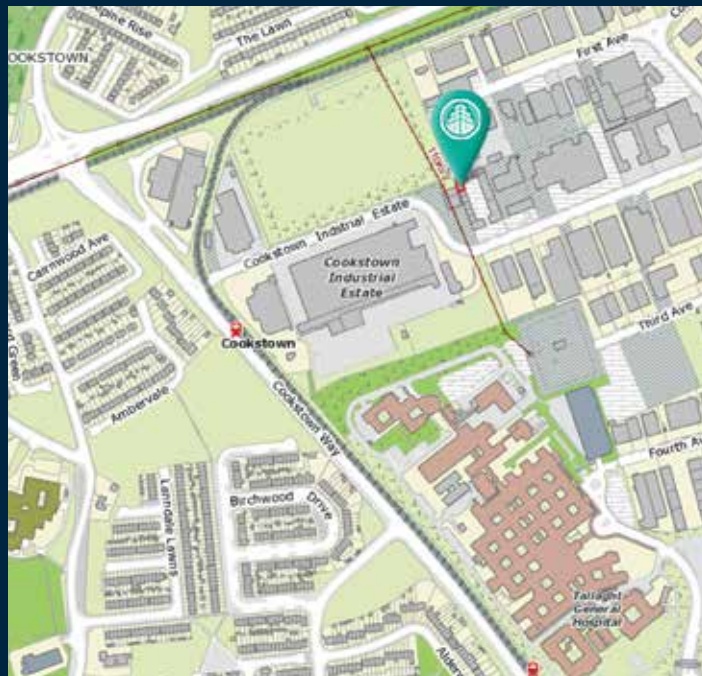
All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

BER RATING 

BER No. 800388233

EPI: 54.66 kWh/m²/yr I.57

TITLE Long leasehold



**QUINN
AGNEW**

20 Clanwilliam Square, Grand Canal Quay Dublin 2

Telephone: 01 662 3113 Fax: 01 662 3114

E: info@quinnagnew.ie W: www.quinnagnew.ie PSRA 003454