

FOR SALE BY PRIVATE TREATY

Subject Property

Thurles Shopping Centre



N62

KAVANAGH PLACE, THURLES, CO. TIPPERARY



Development FOR SALE BY PRIVATE TREATY

Kavanagh Place

Thurles, Co. Tipperary

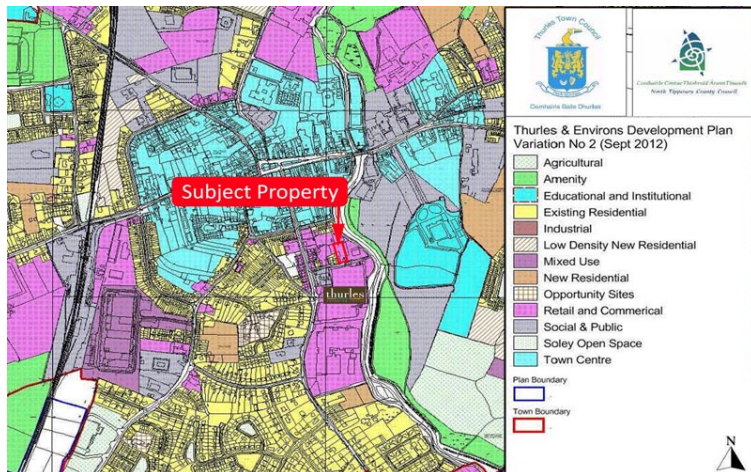
Infill development site in the centre of Thurles town

Details

- Regular shaped site of approximately 0.16 ha. (0.40 acres)
- 3 bed house extending to approximately 82.5 sq.m. (888 sq. ft.) in need of refurbishment
- Various, vacant outbuildings on the site
- Located adjacent Thurles Shopping Centre which includes tenants such as Dunnes Stores, Boots, Holland and Barrett, Born and IMC Multiplex Cinema
- Accessed via the N62 (Slievenamon Road) which links the M6 motorway with the M8 motorway

Thurles

- Thurles is situated in north County Tipperary approximately 152 kms south-west of Dublin with a population of 6,851 (Census 2016)
- The M8 (Dublin – Cork motorway) is situated approximately 7.5kms to the east of Thurles town



- Thurles is accessed via Junction 5 (Twomileborris) and Junction 6 (Horse and Jockey) to the east and south-east of the town respectively
- Thurles is served by the Cork/Dublin railway line
- Commercial activity in the town is concentrated around Main Street/Liberty Square which provides a mixture of local retailers, licensed premises, financial institutions and restaurants
- Thurles Shopping Centre includes tenants such as Dunnes Stores, IMC Cinema, Boots, Easons, Carraig Donn and Holland & Barrett
- Tesco, Lidl and Aldi are also located in Thurles town
- Local occupiers nearby include LIT Thurles, Thurles Enterprise Centre, Thurles Greyhound Stadium, Semple Stadium and Thurles Gold Club

Planning

- The site is zoned under the Thurles & Environs Development Plan 2009 - 2015 (extended)
- The site is zoned "RC - To provide and improve retail and commercial activities"
 - Uses permitted in principle include: car park, commercial leisure related buildings, community facility, creche/nursery school, doctor/dentist, educational, enterprise centre, funeral home, hotel, offices, public house, restaurant, nursing home, shop (neighbourhood), take-away, veterinary surgery
 - Uses open for consideration include: cinema, garden centre, health centre, hospital, industrial, motor sales outlet, petrol station, private garage, refuse transfer station, residential, service garage, shops
- Further details on the zoning objective are available at: www.tipperarycoco.ie.
- The Thurles & Environs Development Plan 2009 - 2015 (extended) zoning map can be accessed [here](#).



Title
Freehold

Solicitor

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BER



Local Authority Rates

We understand that the Local Authority Rates payable for 2016 are approximately €3,027.54. Further details are available at: www.valoff.ie

Viewings

Strictly by appointment only

Joint Agents



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