

LloydsPharmacy

Charleville Town Centre | Cork

PRIME HIGH YIELDING RETAIL INVESTMENT

Tenant not affected





INVESTMENT HIGHLIGHTS



High profile retail unit
extending to 3,165 sq.ft.



Compact easily managed
investment opportunity with
secure rental income

LloydsPharmacy

Gilt edged covenant provided by Lloyds / McCabes Pharmacy which is owned by PHOENIX group, Europe's leading pharmaceutical wholesale and retail company.



Strong Rental Income of €180,000 per annum exclusive



FRI Lease of 25 years from October 2008 incorporating upwards only rent reviews



Secure Income guaranteed by Lloyds Pharmacy for 7.5 years making this a strong private pension investment



High Yielding Investment with an attractive Net Initial Yield of 16.36%



Strong footfall driven by the significant surrounding residential population and high levels of occupancy within the centre (Anchor Store, Dunnes Stores)



Multi-storey car park with 450 car parking spaces



Landmark development in a superb location in Charleville's town centre just off the N20 Cork to Limerick Road, with 15,000 vehicles passing daily



THE OPPORTUNITY

THE PROPERTY COMPRISES A HIGH PROFILE RETAIL UNIT IN CHARLEVILLE TOWN CENTRE AND IS LOCATED DIRECTLY OPPOSITE DUNNES STORES. THE RETAIL UNIT FRONTS ONTO A PARTIALLY COVERED PEDESTRIAN STREET WHICH HAS ACCESS FROM MAIN STREET TO ITS WESTERN END AND BAKERS LANE TO ITS EASTERN END. THE RETAIL UNIT HAS THE BENEFIT OF EXTENSIVE GLAZING ONTO THE MAIN OPEN AIR RETAIL THROUGHFARE/PLAZA.

Charleville Town centre which was developed in 2007 comprises a purpose built commercial town centre development and serves as the main commercial hub for the local community / surrounding hinterland. The centre has an average annual footfall in excess of 750,000 customers. The town centre is anchored by Dunnes Stores who own their own store which extends to approximately 54,000 sq ft

and other notable occupiers in the centre include Insomnia, Elverys and DV8.

The development has the benefit of a multi storey car park with 450 car parking spaces which serves as the primary off street car park for the entire Town and generates footfall through the centre. The car park is accessed from Bakers Lane and has travelators linking all levels of the car park to the retail area.



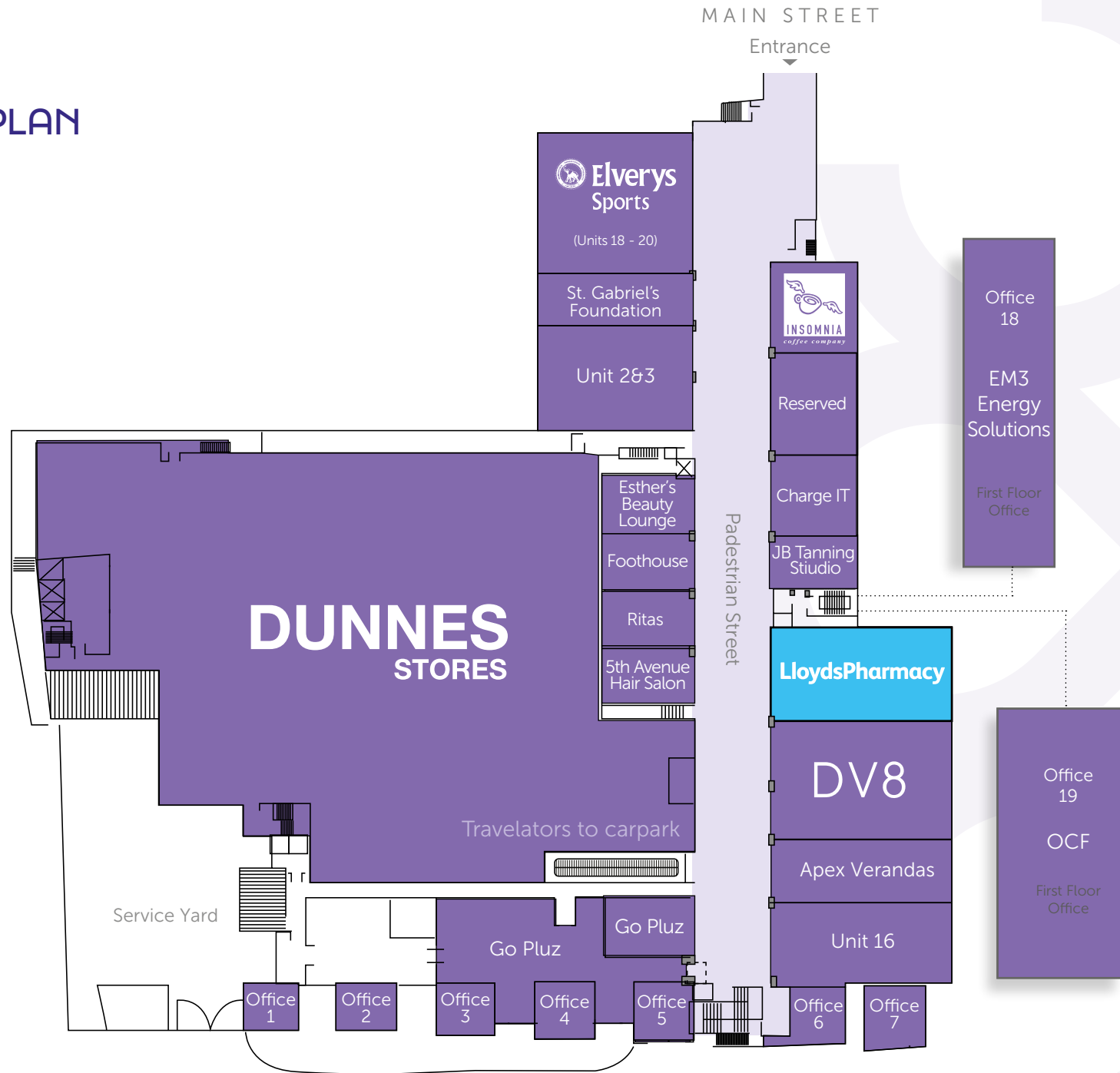
LOCATION

Charleville is located on the main Cork/Limerick N20 Road, approximately 60km north of Cork city and 40km south of Limerick city, making it a key stop between the two cities.

Charleville town is serviced with a Primary Care Centre and SuperValu, Aldi and Lidl all have a presence in the town. There are 2 no. service/ filling stations, 3 no. car show rooms and the Charleville Park Hotel. Charleville has four primary, and three secondary schools. Kerry Foods is a significant employer in the area with a food production facility situated on approximately 40 acres on the edge of the town. Charleville Town has a catchment of 82,000 people within a 30-minute drive time of the asset. Charleville train station is within walking distance, and bus services link the Town Centre to both Cork and Limerick via routes 51 and 320.

	Transport	Walk time	Drive time
	Parking	Onsite	-
	Bus Stop for routes 51 and 320	1 min	-
	Charleville, Rathmorgan Train Station- (2km)	25 min	5 min
	Shannon Airport (64km)	-	50 mins
	Cork Airport (67km)	-	1 hr 15 mins

CENTRE PLAN



AERIAL | LOCAL OCCUPIERS



For identification purposes only.



Charleville
Town Centre

TENANCY DETAILS

LEASE INFORMATION

Unit	Tenant	Lease Start	Lease Expiry	Rent Review	Annual Contracted Rent
12	McCabes Pharmacy Limited	13/10/2008	13/10/2033	5 yearly (Upwards only)	€180,000

LloydsPharmacy is Ireland's leading pharmacy chain, with 82 pharmacies located across Ireland and provides a robust covenant. In 2023, the German Healthcare Group PHOENIX acquired their Irish businesses.

In April 2024, PHOENIX, via its subsidiary Lloyds Pharmacy, acquired McCabes Pharmacy, which has brought together the operations of two of the best known and most trusted retail pharmacy brands in the country, creating the

largest retail pharmacy brand in Ireland. The combined retail pharmacy outlets now trade under the McCabes Pharmacy brand.

As a result of this acquisition, they have created the largest and most patient centric community pharmacy brand in Ireland. Both Lloyds and McCabes are part of PHX Ireland which is, Ireland's leading fully integrated healthcare provider. PHX Ireland is part of the PHOENIX group, Europe's leading healthcare provider.

Headquartered in Mannheim, Germany, the PHOENIX group brings together more than 49,000 employees from 29 countries, includes 223 pharmaceutical distribution sites, and more than 3,300 owned pharmacies and 17,000 partner pharmacies. PHOENIX group reported Revenue of €49.7 billion in fiscal year 2024/25 up 5.7% from the prior year, with all regions achieving growth. Profit before tax totalled €465.5 million.

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Agents



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Method of Sale

The property is for sale by
Private Treaty.

Price

€1,000,000 reflecting
a NIY of 16.36%.

Title

Freehold.

Viewings

Strictly by appointment
with sole selling agent
Knight Frank.

BER



Full Building Energy
Rating certificate and
advisory report is available
on request.

Solicitors

JRAP O'Meara LLP,
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