

CAFÉ/RESTAURANT OPPORTUNITY

**TRALEE BAY WETLANDS ECO & ACTIVITY CENTRE,
TRALEE CO. KERRY**

BER C2



021-427 5079

- Café/Restaurant opportunity suited to immediate occupation.
- Attractive setting in the grounds of Tralee Bay Wetlands Eco & Activity Park approx. 2km south of Tralee town centre.
- Fully fitted premises with seating for approx. 60 internally and further external seating.
- Total accommodation extends to approx. 3701 sqm (3,982 sqft).
- New Lease available.



LOCATION

Tralee Bay Wetlands Centre is situated approx. 2km south of Tralee town centre and adjacent to the Aqua Dome.

The Tralee Bay Wetlands Centre opened to the public in 2012. The centre and its facilities are unique to the South of Ireland and are leading the way in the vastly expanding eco tourism market. Located on the gateway to the Dingle Peninsula and on the Wild Atlantic Way, the Tralee Bay Wetlands Centre is a 'must see' attraction for County Kerry. The centre is both a visitor attraction offering guided nature boat tours and a popular activity centre, with a light water sports activity lake. An outdoor rock climbing and bouldering area was launched in 2015. A 20-metre viewing and observation tower offers a 360degree bird's eye view of the surrounding area and spectacular views of Tralee Bay and approx. 60kms of views of the Wild Atlantic Way. Tralee Bay Wetlands centre is open daily 10am – 5pm and all year round. The centre attracts both domestic and overseas visitors annually and has a strong repeat business. It is an established school tour and educational hub for Munster.

DESCRIPTION

The property comprises a café /restaurant unit contained in a purpose built detached single storey contemporary building within Tralee Bay Wetlands Eco and Activity Park. The unit is constructed to a high standard with a fully fitted and equipped kitchen and serving area.. It provides seating for 60 people internally with further external seating on the deck area. There is full height glazing to the main seating area.

ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground	Café / Restaurant, Kitchen & Toilets, external decking	370	3,982

LEASE

New Lease Available

RENT

€20,000 p.a. exclusive.

BER INFORMATION

BER: C2.

BER: 800845257.

EIRCODE

V92 HH57

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Amanda Isherwood 021-427 5079 aisherwood@lisney.com

Margaret Kelleher 021-427 5079 mkelleher@lisney.com



CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

