

To Let - By Assignment

Unit 10 Nutgrove Shopping Centre

Rathfarnham
Dublin 14



Retail unit 88.25 Sq.m.

In an excellent trading position.



Owens Commercial

38-39 Fitzwilliam Square, Dublin 2, D02 NX53

M: 087 2514804 | O: 01 6612383

philip@owenscommercial.ie | www.owenscommercial.ie

PSRA 001147



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Location:

The unit is in Nutgrove Shopping Centre, an established south Dublin shopping centre, with an affluent catchment area. The footfall for the centre is approximately 80,000 per week. The centre also adjoins Nutgrove Retail Park anchored by Homebase and Harvey Norman. Nutgrove Shopping centre is anchored by Tesco, Dunnes and Penny's. Other occupiers include Boots, Dealz, Lifestyle Sports, Specsavers, Lloyds Pharmacy, Starbucks, Regatta and Argos amongst others. There is also surface parking for over 800 cars with a McDonalds drive thru restaurant.

Description:

The unit occupies an excellent trading position in the centre adjoining Lloyds Pharmacy and Specsavers. The property was formerly occupied by Bookstation who moved into a larger unit in the centre. It comprises a standard rectangular shaped unit of 88.25 sq.m. The shop has a plate glass display window and a suspended acoustic tiled ceiling and tiled floor. To the rear there is access to a service yard. The shop is suitable for a variety of retail uses.

Accommodation:

Ground Floor	Sq.m.
Shop	88.25

Title:

The property is held on a 10-year lease with 5 year rent reviews from 1 June 2019, subject to a current rent of €62,625 p.a.

Rates:

The current rates payable are €12470 p.a.

Service Charge

The current service charge payable is €9,900 p.a.

Rent:

€62,625 p.a exclusive of rates and insurance.

Contact:

Philip Owens

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