



UNIT B2
NUTGROVE SHOPPING
CENTRE
RATHFARNHAM
DUBLIN 14

Established suburban shopping centre
c. 307m²

Anchored by Tesco, Dunnes Stores & Penneys
Average footfall c. 80,000 customers per week
Centre currently undergoing major refurbishment

FOR SALE

01 662 3113
www.quinnagnew.ie



LOCATION

Located on the in Nutgrove Shopping Centre, Rathfarnham, which is an established centre In South Dublin.

The Centre, which has free parking for c.1,000 cars, is anchored by Tesco, Dunnes Stores and is currently undergoing a major refurbishment.

DESCRIPTION

The unit occupies a prime possession within the centre, immediately adjacent to the main anchor tenants Dunnes Stores and Tesco.

The property comprised of a regular shaped retail unit fitted out as a sports and fashion retail unit by the occupier Lifestyles Sports.

TENANCY

The property is let to Drevez Nutgrove under a 20 year and 2 month lease from 8th September 1999. The lease is guaranteed by Lifestyle Sports (Ireland) Limited.

The unit trades as Lifestyle Sports.

The current rent is €130,000 per annum. The tenant is responsible for payment of rates and service charge attaching to the property.

The lease expires on 7th November 2019, however, the occupiers have remained unchanged since the commencement of the lease and have renewal rights.

Please note that this is an investment sale and the tenant is not affected.

ACCOMMODATION

The approximate NIA floor areas provided are as follows:

307 m² (3,305 sq. ft.).

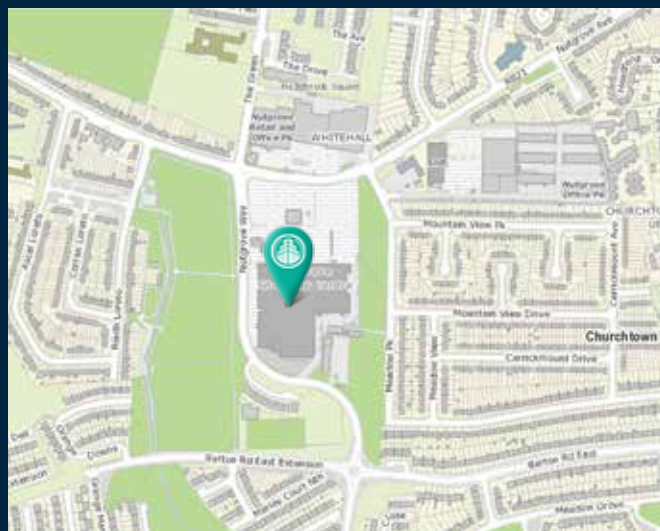
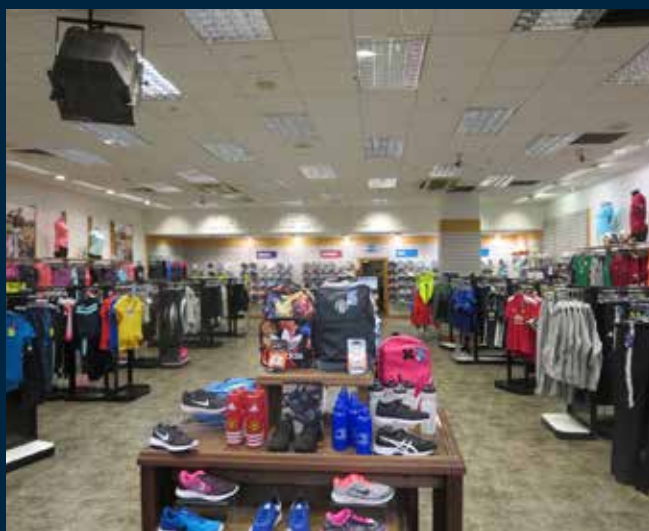
All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

BER RATING

BER Rating: **BER D1**

BER No. 800585812

EPI: 247.76 kWh/m²/yr 1.63



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