



UNIT 5 CASTLEMILL SHOPPING CENTRE BALBRIGGAN CO. DUBLIN

Retail Opportunity

Ground floor double fronted retail unit
High profile trading location
c. 137 m²
Suit a variety of users

TO LET

01 662 3113
www.quinnagnew.ie



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LOCATION

The property is which is located within Castlemill Shopping Centre. The development is anchored by Dunnes Stores and comprises 20 retail units and 74 apartments.

The centre serves the large residential community of Chieftains Way and the wider Balbriggan area.

The shopping centre is easily accessible from Hamlet Lane to the north from the old Drogheda to Balbriggan Road to the south and the approximately 3.6 km from the M1 Motorway.

DESCRIPTION

Unit 5 comprises a ground floor retail unit which benefits from a glazed double fronted shop front.

Internally the unit contains an open plan retail area with ancillary storage space and staff w.c. to the rear.

The fit-out includes plastered and painted walls with retail panelling, wooden flooring, suspended ceilings with recessed lighting and air conditioning.

The property is fitted with CCTV cameras and also has fire and intruder alarms.



ACCOMMODATION

The approximate net internal floor areas provided are as follows:

| | m ² |
|---------------------|----------------------|
| Retail Area: | 126.5 |
| Storage: | 10.5 |
| Total NIA: | 137.0 (1,475 sq. ft) |

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

1 w.c. 1 w.h.b.

LEASE TERMS

The property is available to let on a new flexible lease.

MANAGEMENT CHARGES

c. €3,970 p.a.

RATEABLE VALUATION

c. €49,300

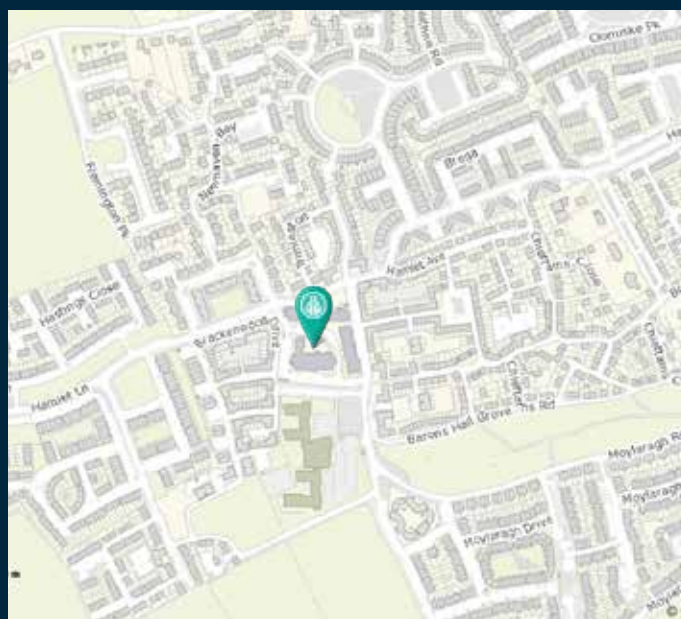
Rates liability for 2017 c. €7,100

BER RATING

BER C1

BER No. 800138612

EPI: 811.85 kWh/m²/yr



**QUINN
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