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RETAIL PROPERTY



11/12 Clare Hall Shopping Centre, DUBLIN D17 N971 RESTAURANT TO LET with takeaway use

Location

Clarehall Shopping Centre is located approximately 9km north east of Dublin City Centre on the Malahide Road. The centre is anchored by Tesco of approximately 97,000 sq ft.

The centre comprises 28 retail units, a food court, a petrol filling station, and parking for 880 cars. Together with Tesco the centre is occupied by a mix of retailers and food outlets such as Kay's Kitchen, Holland & Barrett, McCabes Pharmacy, Carphone Warehouse amongst others.

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	266	2,863

Rent

The property is available on the basis of a new lease at a rent of €60,000pa on a 15 year lease with 5 yearly upward reviews.

Planning

The property currently has old A5 planning use.

Rates

The premises have been given a rateable value of £46,500 in the 2019 list.

Interested parties are strongly advised to make their own enquiries.

Service Charge

The property has a service charge for the costs of cleaning security etc. For the current year this is forecast at €XXX,000pa(TBC)

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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34 South Molton Street
London
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Email: info@perkinsfox.com

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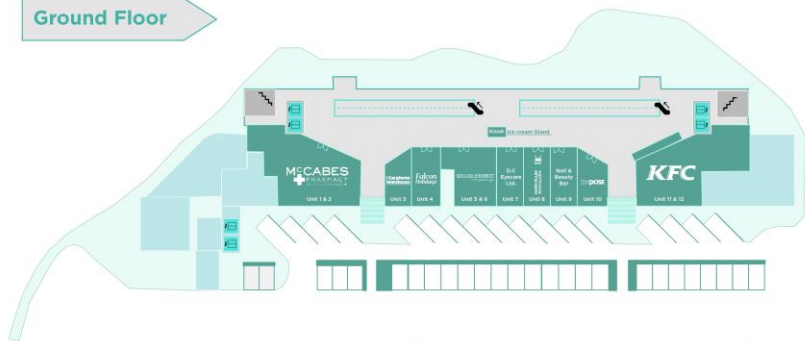


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Clarehall Shopping Centre
Floor Plan

Unit	Store
1 & 2	McCabe's Pharmacy
3	The Carphone Warehouse
4	First Choice Travel
5 & 6	Holland & Barrett
7	D. C. Eyecare
8	David Cullen Jewellers
9	Nail & Beauty Bar
10	Post Office
11 & 12	KFC
13	Hairdresser's
14	Gamestop
14 A	Fuji Film
15	Fun Tech
16	Eircom
17 & 18	The Book Haven
19	Kay's Kitchen
20	Hugo Homes
21	Butchers
22	Euro Giant
23	Barbers
24 & 25	Natural Bakery
26	House of Fashion
27 & 28	Eason's
★29	New Unit
★30	New Unit

Ground Floor



First Floor

