

TO LET



## Unit 34, Nutgrove Shopping Centre, Rathfarnham, Dublin 14

- Prominent 510 sq ft retail unit situated in the Central Mall of Nutgrove Shopping Centre.
- Situated adjacent to Penneys, and within close proximity to An Post, Holland & Barrett, Clarkes Shoes and Tiger.
- Population of 250,252 within 5 kilometre radius of shopping centre (2011 census).



01 6731600

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David Egan

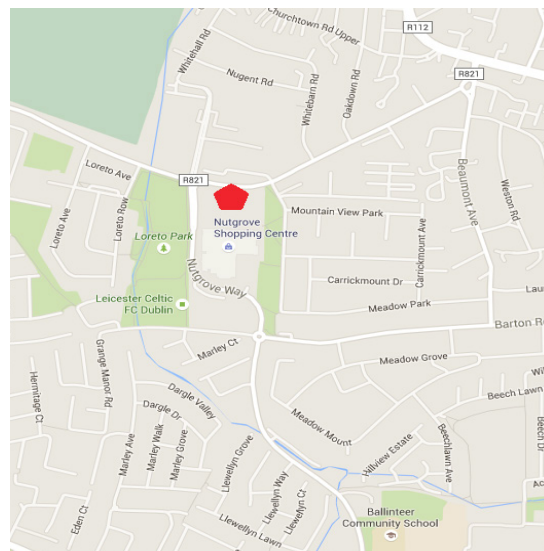
david.egan@eu.jll.com

## Location

Nutgrove Shopping Centre is an established shopping centre situated in the heart of Rathfarnham. It is anchored by Penneys, Tesco and Dunnes Stores and has other notable occupiers including Boots, Lifestyle Sports, Burger King, McDonalds, Starbucks, Specsavers, Claire's Accessories, Camile, Argos, Hallmark, Four Star Pizza, Dealz, Tiger, Clarkes Shoes, Holland & Barrett, Carphone Warehouse and Peter Mark. According to the 2011 census there is a population of 250,252 within 5 kilometres of the shopping centre. Nutgrove Shopping Centre has an average weekly footfall of 80,000, and there are approximately 1,000 free customer car parking spaces.

## Description

The subject unit is a fully serviced regular shaped retail unit with glazed shop front, carpet floors, timber shelving and suspended florescent lighting. There is also a mezzanine storage area which is accessed via a drop down staircase.



## Accommodation Schedule

Retail	47.38 sq m	510 sq ft
Mezzanine Storage	18.58 sq m	200 sq ft

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

### Building Energy Rating

Pending

### Terms

10 year lease with upwards/  
downwards rent review after year 5

### Service Charge

€4,213.62

### Insurance

€279.00

### Quoting Rent

€25,000 per annum

### Rates

€9,971.36



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