



**BNP PARIBAS
REAL ESTATE**



- Ground floor retail unit extending to 120 sq m in busy suburban centre anchored by Supervalu.
- Available on new flexible lease and rental terms
- Suitable for a wide variety of uses

TO LET

Unit 10/11,
Sundrive Shopping Centre,
Sundrive Road,
Kimmage,
Dublin 12

RETAIL

BNP Paribas Real Estate Ireland
20 Merrion Road, Ballsbridge, Dublin 4
Tel: +353 1 661 1233
Fax: +353 1 678 9981

LOCATION

The premises is situated in the Supervalu Shopping Centre on Sundrive Road in the heart of Kimmage. Kimmage is a busy suburban village which is approximately 6 kms from Dublin City Centre. The centre is located close to the junction of Sundrive Road and Kimmage Road Lower and has the benefit of excellent car parking.

Other occupiers in the centre include Café Reas, Aileen Good Pharmacy, Post Office, Costello Opticians, Tonic Hair and Beauty and Supervalu.

DESCRIPTION

The premises comprises a regular shaped ground floor retail unit with rear access and would suit a wide variety of uses subject to the necessary planning consents.

LEASE DETAILS

The premises is available under a new lease.

RENT

On application.

ACCOMODATION

The approximate Gross Internal Floor Area is as follows:

	M ²	SQ.FT.
Ground Floor	120	1,291

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

SERVICE CHARGES/INSURANCE

The annual service charge and insurance for 2014 is €15,180.

LOCAL AUTHORITY RATES:

The rates payable in 2015 are €8,165.40 (Interested parties are advised to verify these figures with Dublin City Council - 01 222 2171).

FURTHER INFORMATION:

To view or for further information please contact the BNP Paribas Real Estate Retail Department.

Tel: 01 661 1233 Fax: 01 678 9981

E-mail: retail.ireland@bnpparibas.com



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These particulars are for guidance only and do not form part of any contract. The landlord and his agent do not hold themselves responsible for any inaccuracies. Any intending tenant must satisfy himself/herself by inspection or otherwise as to the correctness of all information provided. These details are issued on the understanding that all discussions are initiated through the sole agent in the instant.