

To Let

Unit 25, Long Walk Shopping Centre, Long Walk, Dundalk, A91 FK54

281 sq ft

- Prominent position on the ground floor mall.
- Key tenants include Tesco, Eir, Sara Boutique, Grace & O'Neill Opticians, Midas Jewelers, Eclipse Hair, Fone Connection & FiFi's Alterations.
- Over 450 free carparking spaces.





Location

Longwalk catchment area 53,000+ inside 5km radius.

Description

Longwalk Shopping Centre offers a variety of shops and services, fashion accessories, jewelry & accessories, health and beauty.

Retail opportunity comprising of a ground floor of 281 sq.ft.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 281 | 26.11 | Available |
| Total | 281 | 26.11 | |

BER

This property has been graded as G (800839896).

Rent

€7,950 per annum

exclusive of rates, service charge and VAT (if applicable).

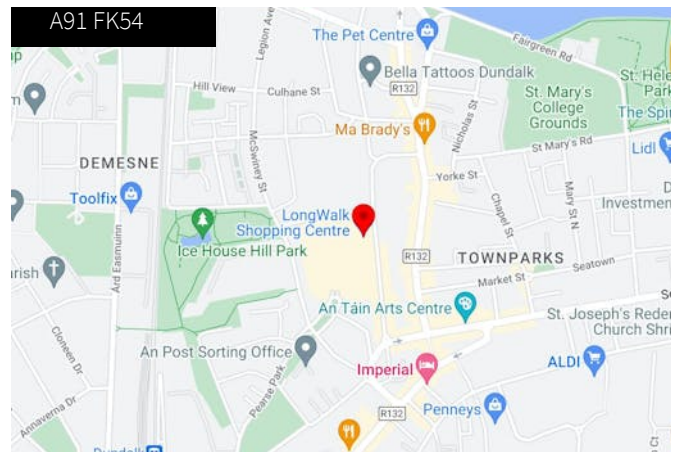
Business Rates

Rateable value: €1,585

2024 Insurance: Approx €153

Service Charge

€1,948 per annum



Contacts

Robert Manning

+353 1 673 1117

Robert.Manning@jll.com

Stephen Murray

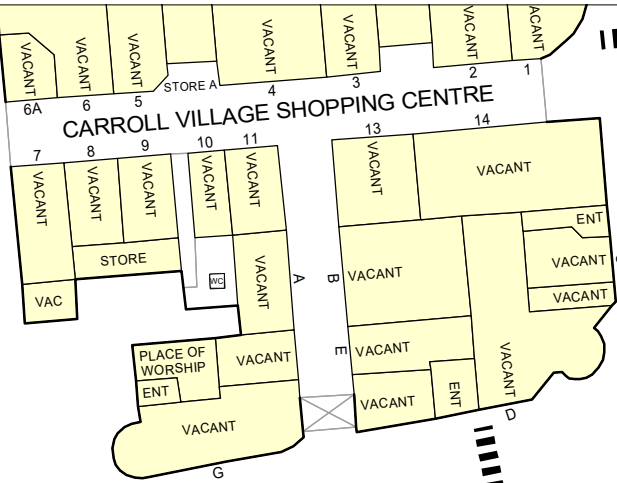
01 6731679

stephen.murray@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

(450) (ESTIMATED)

CARROLL VILLAGE SHOPPING CENTRE



THE LONG WALK

TESCO

SUPERMARKET

ANCHOR 2

LONGWALK SHOPPING CENTRE

(450) (ESTIMATED)

THE LONG WALK

COFFEE DEPOT
COFF SH

0 10 20 30 40 m

For more information on our products and services:

www.experian.co.uk/goad

0845 6016011

salesG@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE

2023 Experian Limited. All Rights Reserved

This product includes mapping data licensed from Ordnance Survey® ©.
Crown Copyright 2018.
License Number PU100019885.



For full terms & copyright conditions visit
www.experian.co.uk/goad