



To Let

The subject property comprises a retail unit extending 1,499 sq. ft. with excellent potential for Restaurant / Takeaway

- Unit comprising 1,499 sq. ft.
- Nicely pitched within the scheme, positioned alongside notable retail operators, ensuring strong passing trade
- The unit is prominently located within the centre, offering strong visibility and footfall
- Current Unit 3/4 BER Rated C2 - To be reassessed following unit separation
- Rates: Unit to be revalued following separation

Unit 3

Parkway Shopping Centre, Dublin Rd, Singland, V94 PC3K

1,499 sq ft

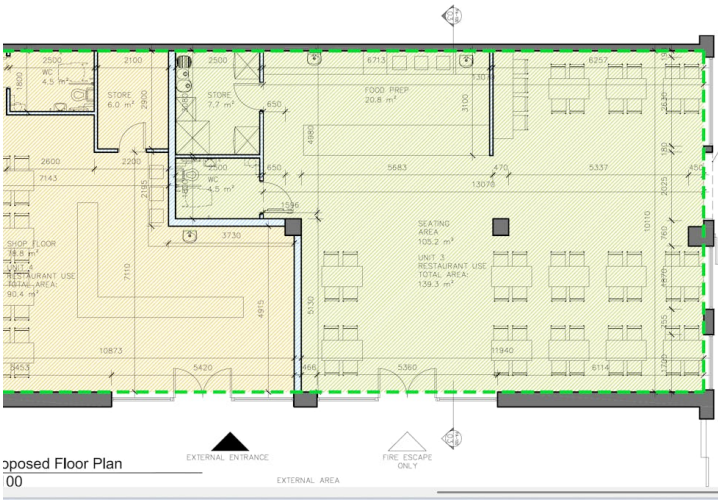
139.26 sq m

Reference: #382202

BER C2

Unit 3

Parkway Shopping Centre, Dublin Rd, Singland, V94 PC3K



Summary

Rent	€52,000 per annum
Rates Payable	€43,300 per sq ft Rates: To be reassessed following unit separation.
Service Charge	€14,450.36 per sq ft
BER	C2 (800841074)

Description

The subject property comprises a retail unit extending 1,499 sq.ft. with excellent potential for Restaurant / Takeaway

The unit is prominently located within the centre, offering strong visibility and footfall

Nicely pitched within the scheme, positioned alongside notable retail operators, ensuring strong passing trade

Benefits from excellent co-tenancy synergies, sitting within a well-established retail line-up that drives consistent customer traffic through the centre

Unit currently forms part of Unit 3/4, which is to be separated by the Landlord to provide Unit 3 (1,499 sq. ft.)

Location

- Parkway Shopping Centre is conveniently located on the Dublin Road within 2km of both Limerick City and University of Limerick.
- Key retailers in the centre include Dunnes Stores, Eason, Starbucks, Chemist Warehouse, and Lloyds Pharmacy.
- A total population of over 235,000 within a 30min catchment of which approx.

97,000 are students

- There are over 87,000 households with a total food and beverage spend of over €10M per week
- The centre generates an average footfall of approx. 40,000 shoppers per week
- Over 700 free car parking spaces provided

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,499	139.26	Available
Total	1,499	139.26	

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