



To Let

Ground floor retail unit extending 635 sq.ft

- High Profile
- Footfall of 80,000 per week
- ABC1 Demographics
- 20-minute catchment of 630,000 people

Unit 13A

Nutgrove Shopping Centre, Rathfarnham, Dublin
14, D14 FF63

635 sq ft

58.99 sq m

Reference: #355526

BER B2

Unit 13A

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Summary

Rent	€60,000 per annum
Rates Payable	€14,635 per annum
Service Charge	€15,089 per annum
BER	B2

Description

The subject property comprises a ground floor retail unit extending 635 sq.ft. situated in a high profile location adjacent to Three, Bookstation, Snazzy Fashions and Ebano. The unit suits a wide variety of uses.

Location

Nutgrove SC is a strong performing suburban scheme made up of 229,271 sq.ft of retail & leisure space with 70 retail units and 9 food & beverage outlets.

The centre benefits from a footfall of approx. 80,000 per week with a strong ABC1 demographics in the area.

Highly accessible offering shoppers free surface car parking with over 800 spaces available.

Key Anchors include Penneys, Dunnes, Tesco, Boots, Maxi Zoo and Dealz, in addition to a McDonalds Drive Thru on site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	635	58.99	Available
Total	635	58.99	

Viewings

By appointment only.

Insurance

€672 per annum

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