



TO LET

# UNIT 3, CLAREHALL SHOPPING CENTRE, MALAHIDE, CO. DUBLIN

## Property Highlights

- Ground floor retail unit located next to Holland & Barrett
- Extending to approx. 667 sq. ft (61.97 sq. m)
- Situated within the well-established Clarehall Shopping Centre
- Anchored by a high-performing Tesco Extra
- Strong tenant mix including Eason's and McCabes Pharmacy.

## Location

Clarehall Shopping Centre is located approximately 9 km north-east of Dublin City Centre along the Malahide Road, serving a large residential catchment including Clarehall, Donaghmede and Balgriffin. The centre benefits from strong accessibility and provides approximately 880 customer car parking spaces.



## Contact

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## Property Description

Unit 3 Extends to approx. 667 sq. ft (61.97 sq. m) within Clarehall Shopping Centre. The scheme is anchored by Tesco which will benefit the unit from strong footfall.

## Service Charge

Service Charge for this property is approximately €5,999 per annum.

## Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

## Rent

Quoting rent is at €30,000 per annum.

**BER: TBC**

## Insurance

Insurance for this unit is TBC.

## Rates

We are advised the commercial Rates for this property are approximately €3,717 per annum.

