

High Profile Café Unit Opportunity

Lidl Development, Dunboyne, Co. Meath



Overview

This opportunity features a café unit within a newly developed Lidl scheme, encompassing a total area of 164 sq. m (1,765 sq. ft). It is accessible via the L2228/Dunboyne to Clonee road and is strategically located in the centre of Dunboyne Village, adjacent to the Village Green. The location benefits from close proximity to both primary and secondary schools, a church, as well as significant footfall and high passerby traffic.

Conveniently located along the Route 70 and 270 bus corridors, the café features a bus stop directly outside on Main Street, ensuring easy access to public transportation and the nearby M3 motorway.

The Lidl Dunboyne development features a newly constructed, modern and easily accessible unit. The flagship Lidl store of 1,409 sq. m (15,166 sq. ft) includes a newly constructed grocery retail unit, 140 car spaces, 5 bike spaces and a standalone café of 164 sq. m (1,765 sq. ft) with 8 customer car parking spaces located to the front of the café.

There has recently been planning permission in place for a mixed-use development that will see 853 new homes brought to Dunboyne on lands stretching over 50 acres at Station Road (L2228) and Old Navan Road (R147), Dunboyne in the townlands of Dunboyne, Clonee, Castle Farm and Loughsallagh.



Key Benefits

- + Prime opportunity to establish a business within a growing residential community
- + Newly constructed mixed-use development anchored by a 1,409 sq. m Lidl store
- + Planning permission for Café use
- + Suitable to a range of occupiers
- + 140 car parking spaces
- + 853 new build residential units incoming
- + Available from August 2025

Lease

'To Let' by way of a new long-term lease.

Viewing

Strictly by appointment with the CBRE letting agents.

Quoting Rent

Café Unit - €60,000 p.a.x.

Rates

The unit has not yet been rated by the Local Authority.

The Tenant will be obliged to pay rates to the Local Authority.

Service Charge

Approx - €2,438,43 p.a.x.

BER

TBC

Condition on Handover

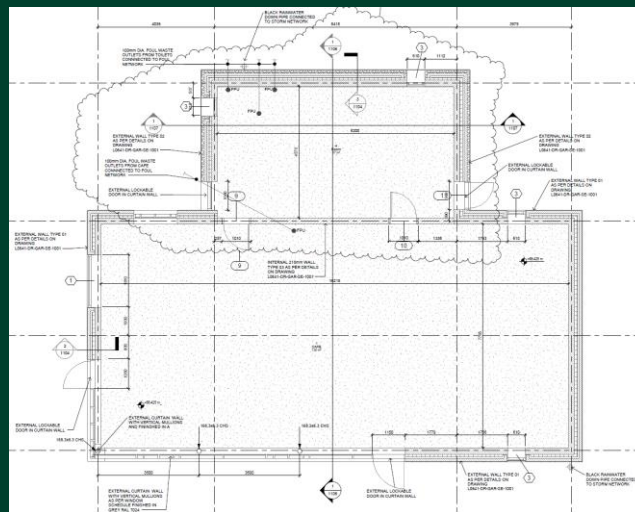
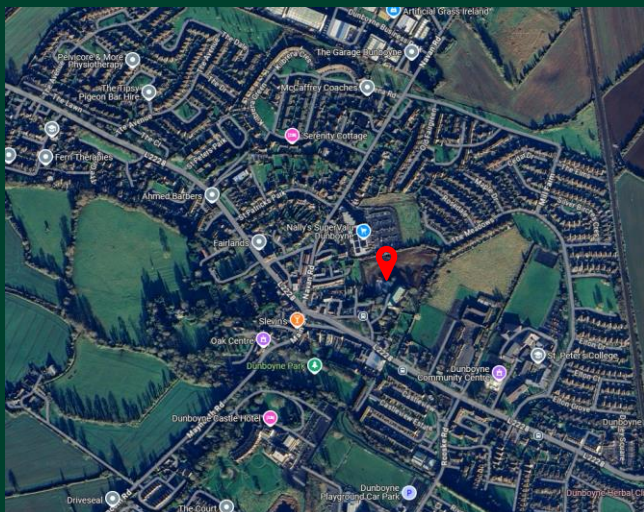
Shell and core condition

Schedule of Accommodation

The net internal floor area of the units is as follows:

<u>Floor</u>	<u>Level</u>	<u>SQ. M</u>	<u>SQ. FT</u>
Café Unit	Ground	164	1,765

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



Contact Us

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