



TO LET

# UNIT C1.01, GRAND PARADE, CHERRYWOOD, CO. DUBLIN

## Property Highlights

- Prominent restaurant opportunity on Grand Parade, Cherrywood.
- Corner unit with high-profile dual frontage.
- Extending to approx. 137 sq. m (1,476 sq. ft).
- Ground floor unit with direct parade access.
- Overlooking the Cherrywood Luas Stop.
- Adjacent occupiers include Tesco Express, Grafton Barbers, Tribe Gym & Zambrero.

## Property Description

The subject property comprises a modern ground floor restaurant unit extending to approximately 137 sq. m (1,476 sq. ft). Positioned on a prominent corner along Grand Parade, the unit benefits from direct access onto the parade, overlooking the Cherrywood Luas Stop. The space offers an excellent opportunity for an operator to establish a presence within this rapidly expanding town centre location.



## Contact

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## Location

Unit C1.01, is located on Grand Parade in Cherrywood. The unit overlooks the Cherrywood Luas Stop, providing direct connectivity to Dublin City Centre and Sandyford. The surrounding area is anchored by a growing residential population and established occupiers including Tesco Express, creating strong footfall.

## Service Charge

Service Charge for this property is approximately €4,973.73 per annum.

## Rates

Commercial Rates are TBC.

## Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

## Rent

Quoting Rent is at €45,000 per annum.

## BER

BER Rating: 

## Insurance

Insurance is TBC.

