



MONAGHAN SHOPPING CENTRE

Monaghan, Ireland

KEY FACTS

- Premier retailing destination in Monaghan
- Over 98,000sq ft of modern accommodation with ample parking for visitors
- Anchored by Tesco Supermarket
- Excellent tenant line up including Dealz, Boots, McDonalds, Holland & Barrett, Lifestyle Sports, Insomnia, and Subway
- Average weekly footfall in excess of 47,500 people





LOCATION

Monaghan Shopping Centre is located in Monaghan Town, the largest urban centre in County Monaghan which acts as an important commercial and services centre for the surrounding region.

Monaghan is strategically located at the intersection of the N2 and N54 national primary roads which link with Ireland's extensive motorway network, and the surrounding towns which form Monaghan Shopping Centre's catchment area.

According to the 2022 Census, the population of Monaghan totaled 65,288, an increase of 6 % since the last census.

Monaghan Shopping Centre is a focal point for retailing in Monaghan Town.





Description

- Monaghan Shopping Centre comprises a purpose built single level trading shopping centre which provides the primary shopping offering in Monaghan.
- The centre comprises 9,151.69 sq m (98,507.97 sq ft) of retail accommodation and is anchored by a 3,804.33 sq m (40,949.47 sq ft) Tesco supermarket.
- There are a further 24 well configured shop units which accommodate an impressive tenant line up. The covered scheme is arranged to provide 3 liner malls each of which has its own entrance and link to a central plaza.
- Two external car parks provide 182 surface car parking spaces to visitors.



18,667

HOUSEHOLDS WITHIN
THE CATCHMENT AREA,
REPRESENTING AN
AVERAGE HOUSEHOLD
OF 2.82 PERSONS



MONAGHAN SHOPPING CENTRE

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offer in Monaghan

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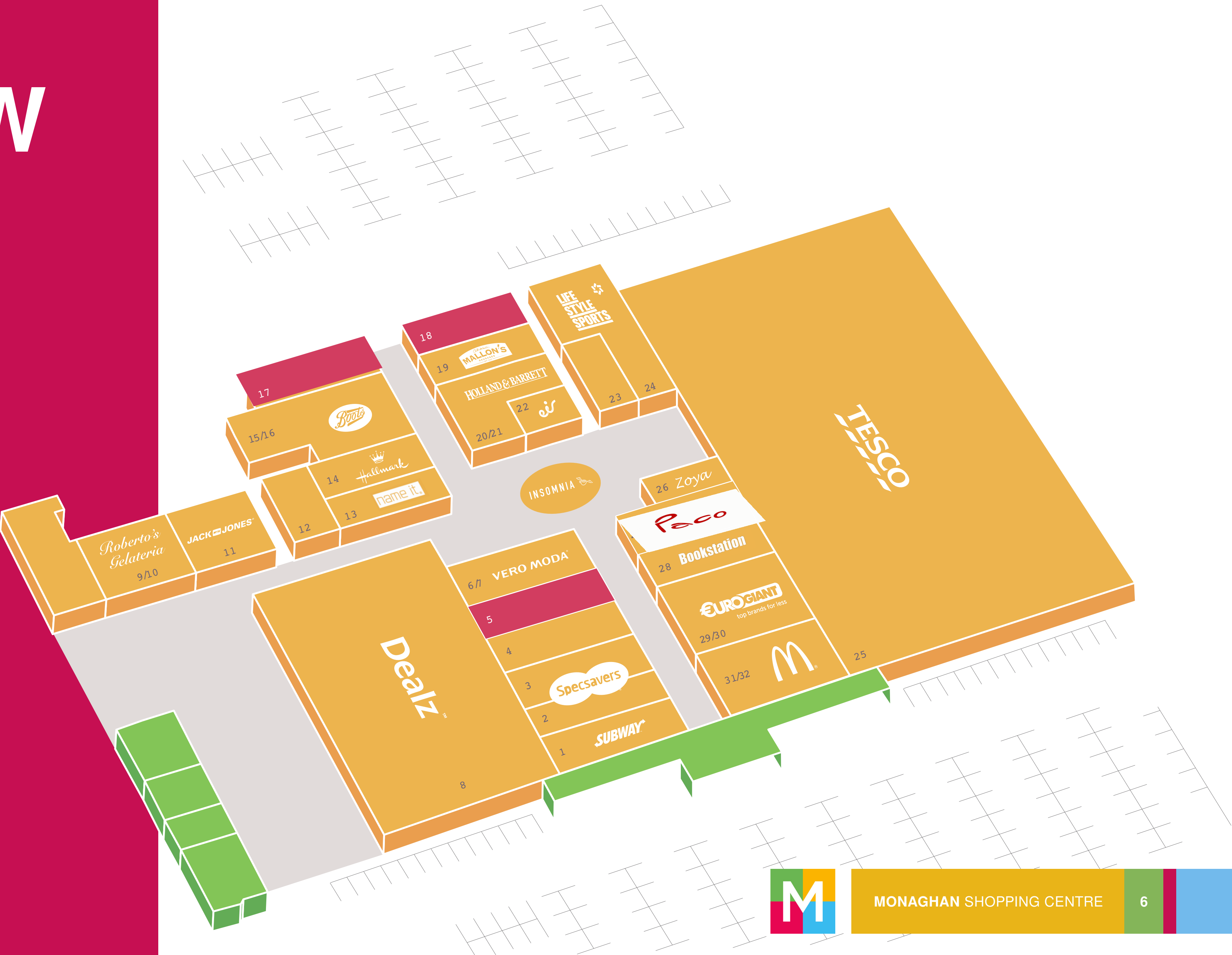
OVERVIEW

Tenant line up

1	Subway	17	Available
2 & 3	Specsavers	18	Available
4	Project A	19	Mallon's Butchers
5	Hugmie	20/21	Holland & Barrett
6/7	Vero Moda	22	eir
8	Dealz	23	Vodafone
9/10	Roberto's Gelateria	24	Life Style Sports
11	Jack and Jones	25	Tesco
12	Available	26	Zoya
13	Name it Hallmark	27	Paco
14	Cards	28	Bookstation
15/16	Boots	29/30	Eurogiant
		31/32	McDonalds

Available Units

- 12 785 sq ft + 433 sq ft mezz
- 17 1,197 sq ft + 711 sq ft mezz
- 18 1,013q ft



CONTACT



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BER certs available upon request.

Conditions to be noted:

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.
7. The Vendor reserves the right not to accept the highest or any offer made.



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