



TO LET - BY WAY OF ASSIGNMENT

**47 MAIN STREET,  
SWORDS, CO. DUBLIN**

RETAIL OPPORTUNITY

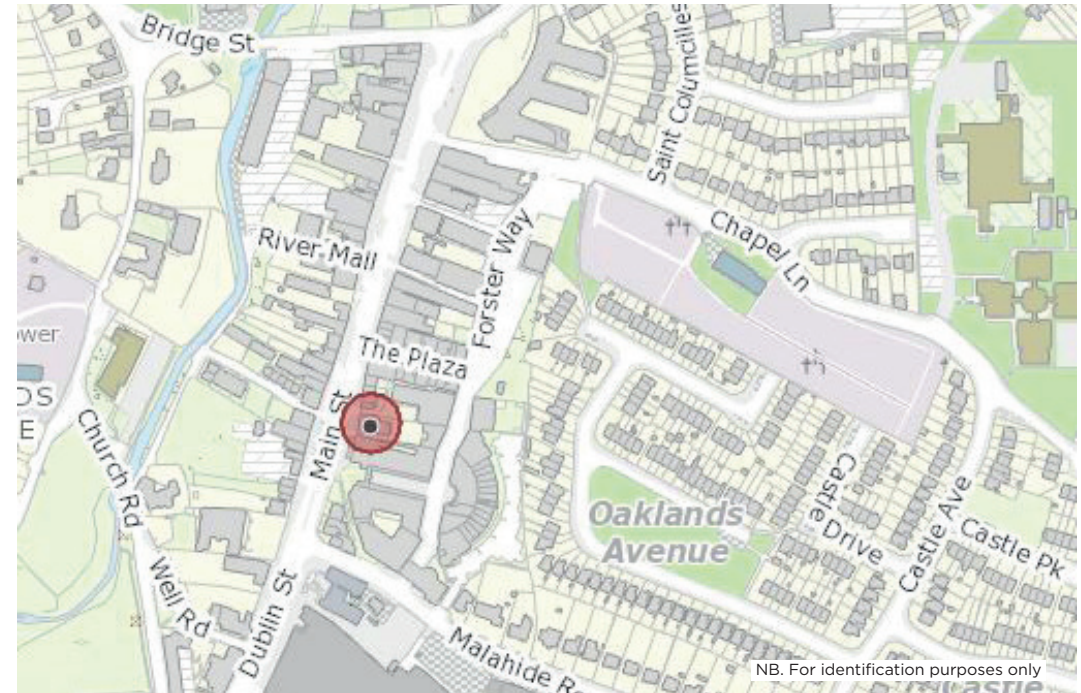


## LOCATION

The subject property occupies a landmark location in the centre of Swords, a bustling and popular town which serves a wide catchment in north Dublin.

Main Street caters to a wide variety of commercial occupiers.

Located within immediate proximity to Swords Plaza and Swords Pavilions Shopping Centre.



## DESCRIPTION

The subject property comprises of a single storey unit with a granite façade and large rear yard which provides for approx. 12 car parking spaces. The entire property extends to approximately 166 sq.m. (1,786 sq.ft.). The property is suitable to a variety of other uses, subject to the necessary planning permission.

The unit is currently arranged to provide an open plan waiting customer and reception area as you enter the property. To the rear are 2 glazed meeting rooms, back office and staff facilities. Specification includes, plastered and painted walls, power and data cabling, glazed cellular offices and carpet covering.





## LOCAL AUTHORITY RATES

Refer to agent.

## BER

BER EXEMPT

## QUOTING RENT

€68,880 per annum.

## LEASE TERMS

|                            |              |
|----------------------------|--------------|
| Lease Commencement Approx. | 06/06/2014   |
| Term                       | 10 years     |
| Lease Expiry               | 06/04/2024   |
| Repairs                    | FRI          |
| Annual Rent                | €68,880      |
| Floor Area Approx.         | 1,786 sq.ft. |

## VIEWING

All viewings are strictly by appointment through the sole letting agent.

## AGENT DETAILS

**For further information please contact:**

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PSRA Registration No. 003587

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