



TO LET - BY WAY OF ASSIGNMENT

**UNIT 101, GREEN MALL,
BLANCHARDSTOWN CENTRE,
BLANCHARDSTOWN, DUBLIN 15**

RETAIL OPPORTUNITY



LOCATION

This high-profile ground floor unit is located at one of the entrances to Blanchardstown Shopping Centre with excellent mall frontage and a high level of passing footfall.

Blanchardstown Centre offers a unique shopping & leisure experience. Home to over 180 stores, 3 Retail Parks and 25 Restaurants, it is located just outside Dublin City on the N3, (M50 exit 6) linked to all major motorways making it Ireland's most accessible and largest destination shopping centre. Parking is completely free.

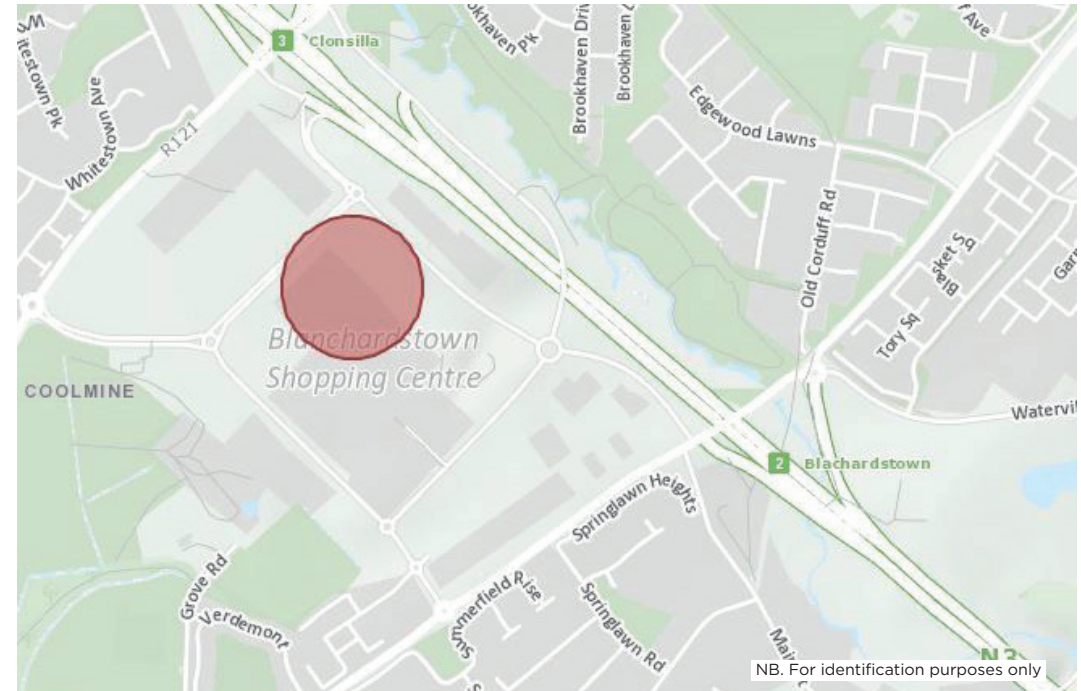
Shopping is a pleasure at Blanchardstown Centre with over 180 stores to choose from including Debenhams, Marks & Spencer, BT2, Superdry, H&M, Topshop, River Island, Oasis, Warehouse, Zara, Dunnes Stores & Penneys.

DESCRIPTION

The subject property comprises of a ground retail unit which is contained within Blanchardstown Shopping Centre. The entire property extends to approximately 151 sq. m. (1,625 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, a soft seating area, a manager's office.

Specification includes, plastered and painted walls, power and data cabling, glazed cellular offices and carpet covering.





LOCAL AUTHORITY RATES

Refer to agent.

BER



BER Number: XX

BER Advisory: XX

QUOTING RENT

€250,000 per annum.

LEASE TERMS

Lease Commencement Approx.	03/10/2017
Term	15 years
Lease Expiry	02/10/2032
Break Option	02/10/2027
Repairs	IRI
Annual Rent	€250,000
Floor Area Approx.	1,625 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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