



TO LET - BY WAY OF ASSIGNMENT

MANOR MILLS SHOPPING CENTRE, UNIT 10, MAYNOOTH, CO. KILDARE

RETAIL OPPORTUNITY

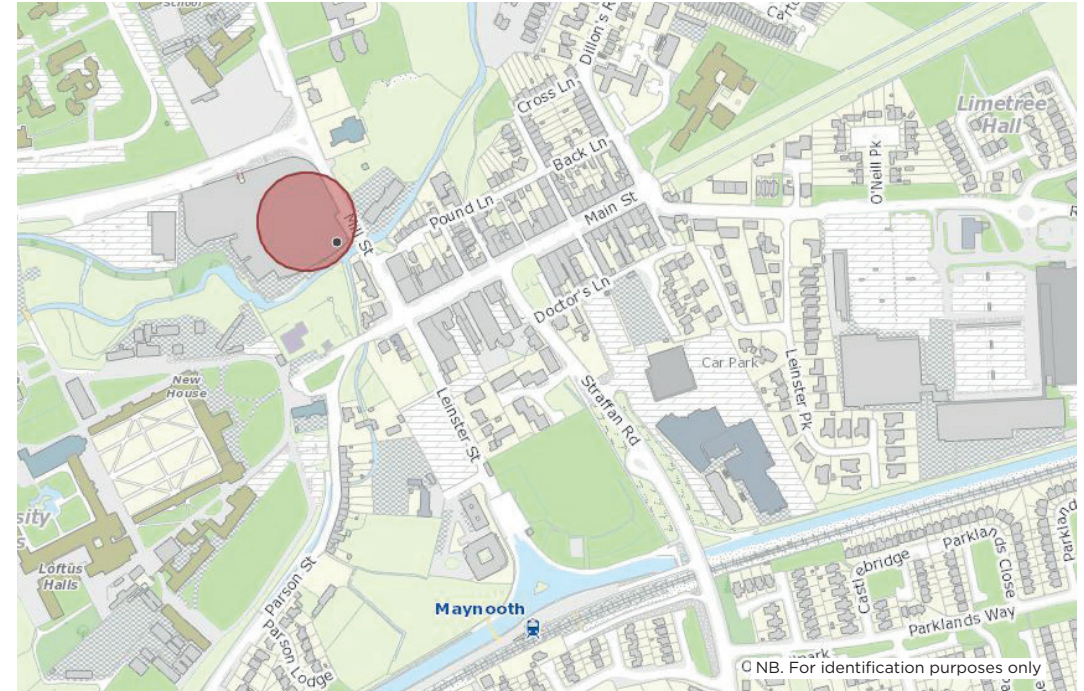


LOCATION

This high-profile ground floor unit is located along the main mall of Manor Mills Shopping Centre with excellent mall frontage and a high level of passing footfall.

Manor Mills Shopping Centre occupies a prominent position adjacent to the town's Main Street and Maynooth University. Maynooth is easily accessible via numerous transport links which include Rail and Bus services, M4 Motorway and M50 Motorway.

Surrounding occupiers include; Dunness Stores, Vodafone, Eason, Elverys Sports, Tiger, Carraig Donn, Holland & Barrett and Hickeys Pharmacy.



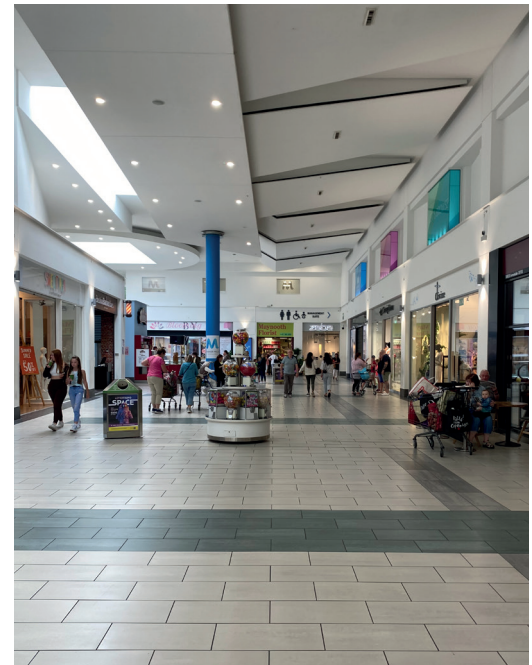
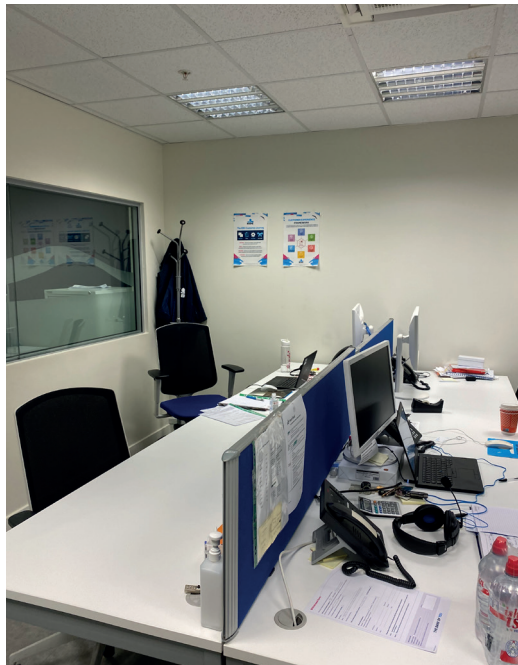
DESCRIPTION

The subject property comprises of a ground retail unit which is contained within Manor Mills Shopping Centre. The entire property extends to approximately 154 sq.m. (1,658 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 3 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: 800300964

BER Advisory: 544.3 kWh/m²/yr1.05

QUOTING RENT

€50,000 per annum.

LEASE TERMS

Lease Commencement Approx.	22/07/2014
Term	15 years
Lease Expiry	21/07/2029
Break Option	21/07/2024
Repairs	IRI
Annual Rent	€50,000
Floor Area Approx.	1,658 sq.ft.

VIEWING

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

AGENT DETAILS

For further information please contact:

Brian Kelly MRICS MSCSI

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly @qre.ie

David O'Malley MRICS MSCSI

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any 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 themselves (at their own expense) as to their correctness.