

TO LET - RETAIL SPACE

14 MAIN STREET, SWORDS

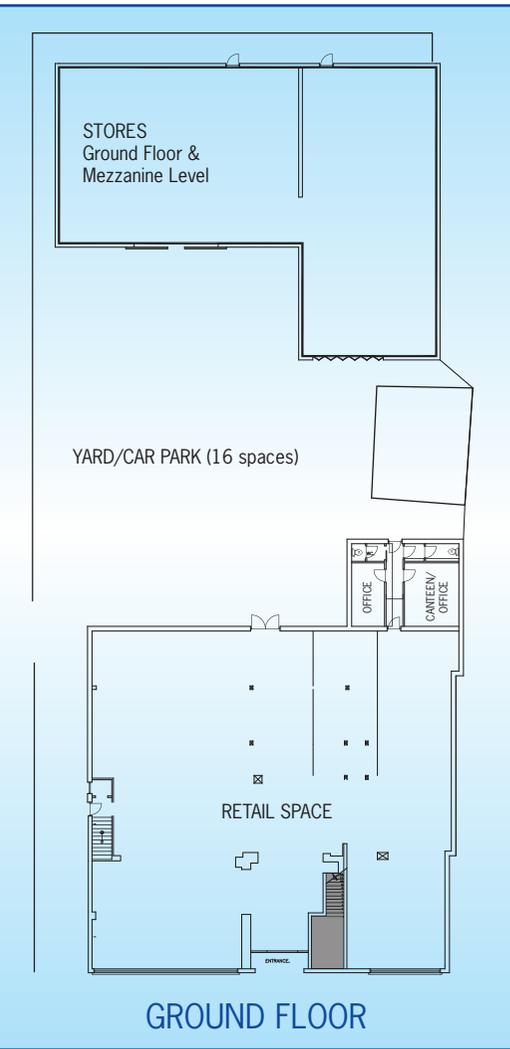
Entire property in one lot or Retail Units ranging from 90m² to 488m²
with ancillary office/storage/yard/car parking



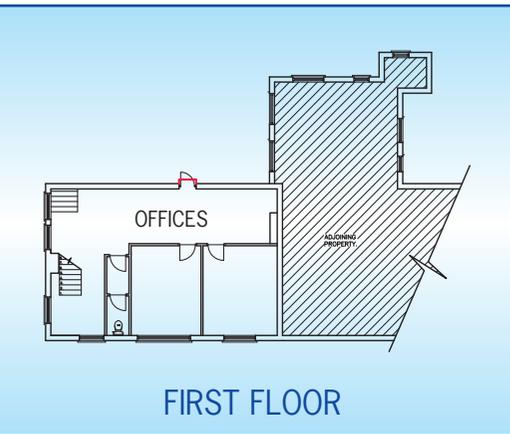
Morton & Flanagan Ltd.

High Profile Town Centre Location
Opposite Fingal County Council Civic Offices





GROUND FLOOR



FIRST FLOOR

LOCATION:

The property is located in Swords on Main Street with Fingal County Hall to the east, Castle Shopping Centre to the west, Slaughtered Lamb public house to the south and a terrace of retail units to the north. It is within walking distance of the Pavilions Shopping Centre.

The M50 and the M1 motorways are adjacent and Dublin International Airport is three kilometres from Swords. The proposed construction of the Metro North line from St Stephen's Green to the North of Swords, at Belinstown, will greatly improve the demand for retail and residential requirements in Main Street, Swords. The line is planned to run within 150 meters of the Main Street.

Swords is the administrative centre of Fingal. It has the fastest growing population in the country and now has 34,000 residents while Fingal has a population of 240,000 (Census 2006). Swords is well served by schools (both secondary and primary) and Dublin City University is five kilometres away. There are three major hospitals within a radius of six kilometres.

DESCRIPTION:

The main retail building is two storied with offices on the first floor. There is a c.4m (c. 13ft) wide gated entrance from Main Street to the rear yard, car park and stores.

ZONING

The area is zoned MC "To protect, provide for and / or improve major town centre facilities" - Fingal Development Plan 2005 – 2011.

DESCRIPTION & ACCOMMODATION:

This rectangular shaped property, with extensive road frontage on to the Main Street, incorporates retail, office and warehouse accommodation together with 16 car park spaces on a site of 1,734 m² (0.17ha – 0.43 acre). The present accommodation consists of:

- Retail Space 488.49 m²
- Ground Floor ancillary Office 37.7 m²
- First Floor Office incl. wc 36 m²
- External Sheds/Stores 346 m²
- Car Park and Yard 676 m²

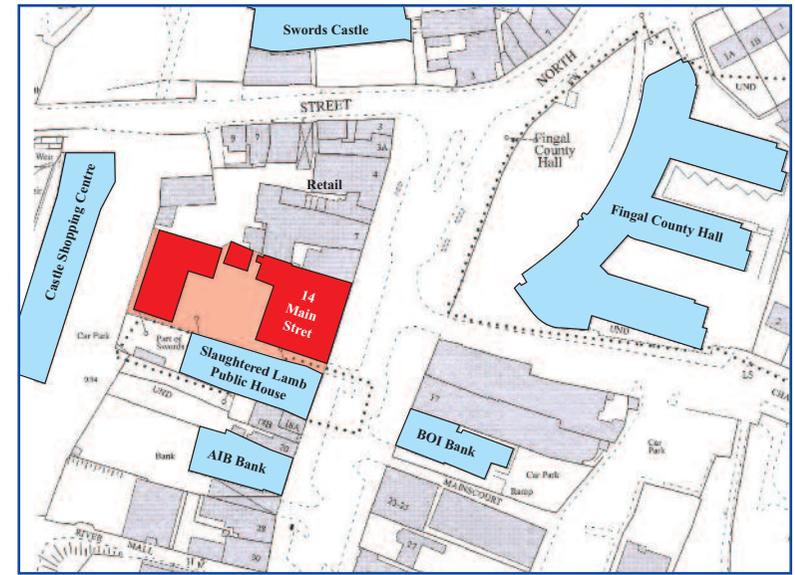
The property can be let or offered for sale in one entire lot

OR

Let in retail units, with ancillary office, storage and car park space, from c. 90 m² upwards.

SERVICES:

Mains services are available and connected to the property



TITLE

Freehold

SOLICITOR

O'Scanaill & Co., Columba House, Airside, Swords, Co. Dublin.
Tel: (01) 813 7500

VIEWING

Strictly by prior appointment with the sole selling agents

CONTACT

Joseph Morton / James Morton



Morton & Flanagan Ltd.

Auctioneers & Valuers

Main Street, Swords, Co. Dublin

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Fax: 8403623

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