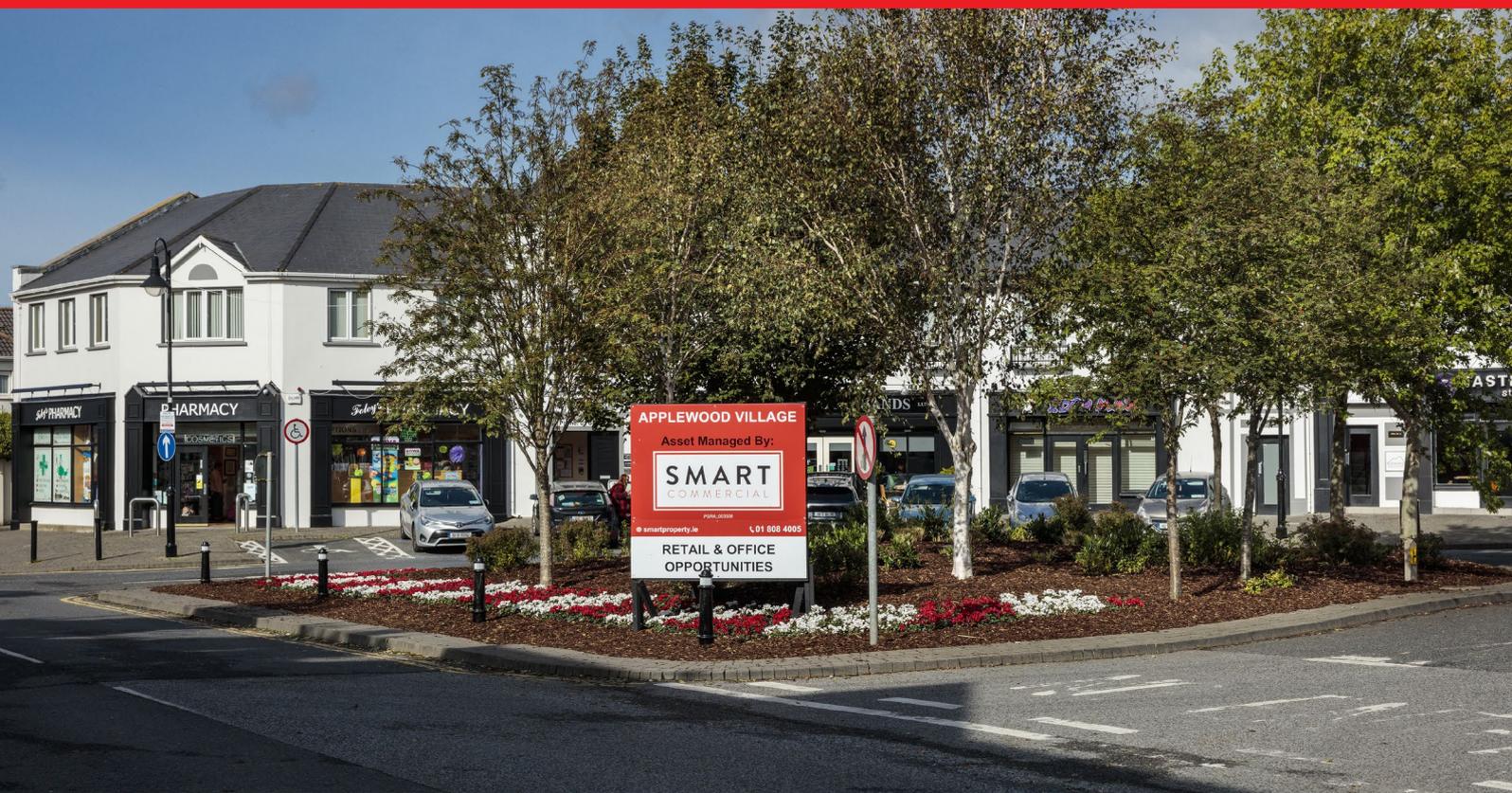


APPLEWOOD VILLAGE, SWORDS, CO. DUBLIN

Commercial Units Available To Let



Landlord: Grand Coast Capital
Asset Managing Agent: SMART

PSRA Licence No. 003506

SMART

APPLEWOOD VILLAGE DEVELOPMENT

The village of Applewood Swords was built in 2002 by Gannon Brothers developers. The village is a busy neighbourhood centre consisting of a main street with several housing estates surrounding it. Applewood Village is just 2km from Swords Town Centre and has rapid access to all major transport routes through the M1, M50 and Port Tunnel, linking Swords to Dublin's city centre, 25 km north of the city centre. The town also is on the Belfast-Dublin line of the Irish rail network. It is just a short 13-minute drive from Dublin airport and 1 hour 40 minutes' drive to Belfast airport.

In recent years the commuter town has grown rapidly with many new housing developments, such as Meadowbank, Millers Glen, retail parks and local amenities sprouting up. The village has a diverse mix of tenants currently operating which include Foley's Pharmacy, Eurospar, Look Mam No Hands, Henshaw Butchers, Applewood Veterinary Clinic, Jule Beauty, Dora's Takeaway & Applewood Tavern. There has been further development in the village with the HSE and the international freight company, World Freight Company, opening their office bases in recent months.

There are also opportunities available to new tenants/businesses with some vacant units available ranging from 55 sq. m. to 100 sq. m. for ground floor retail and 25 sq. m to 100 sq. m. for upper floor office suites. Simply call our office and make the SMART move today.

OPPORTUNITIES TO POTENTIAL TENANTS

RETAIL

- 61 Main St – 103 sqm
- 75 Main St – 55 sqm
- 3 Applewood Green – 82 sqm

OFFICE

- 70 Main St, Unit 4 – 89 sqm
- 60 Main St, Unit 14 – 118 sqm
- 70 Main St, Unit 9 – 132 sqm
- 62 Main St, Unit 7 – 76 sqm



VISITORS TO APPLEWOOD VILLAGE

With just considering the tenant Eurospar, located on the Main St, their turnover in 2018 estimated over 300 plus customers visiting the development each day. This figure is expected to increase in the coming months/years with the introduction of new and diverse tenants to Applewood Village.

SWORDS AND SURROUNDING AREAS

Swords is the county town of Fingal CoCo. It is north of Dublin city centre and is part of its commuter belt.

At the 2016 census the total urban population of greater Swords was 39,251. Fingal County Council’s Strategic Vision for Swords is to create a sustainable new city. They have referred to Swords as an “emerging city” and project that the population of Swords will rise towards 100,000 by the year 2035.

There are a number of smaller commuter towns to the north of Swords, adding to the growing population of North County Dublin. According to the 2016 Census from the CSO the population of Skerries stood at 8,501, Balbriggan 21,722. While Lusk and Rush had recorded populations of 7,786 and 9.231, respectively, in the 2016 Census. These commuter towns have the opportunity to capture wide audience of potential customers.

Swords and Applewood Village could be an attractive opportunity to a number of new and growing businesses seeking to establish a satellite base.

DUBLIN METRO - 2027

The new Dublin Metro, upon completion in 2027, is set to run from Swords to Sandyford, stopping at a large number of stations including St Stephen’s Green, O’Connell Street, and the Mater Hospital on its way, linking north and south Dublin.

FURTHER INFORMATION

ZONING

Zoned “LC” local centre to protect, provide for and/or improve local centre facilities.

BER RATING

From C1 - G

VIEWINGS

All viewings can be arranged by appointment through agent.





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