

**Unit 34 Killegland Street
Ashbourne
Co Meath**



**RETAIL UNIT AVAILABLE TO RENT
QUOTING RENT €30,000 PA (exclusive)**

Unit 34 is situated along the main thoroughfare of Killegland Street and comprises **235 sq m (2,530 sq ft)**. It is adjacent to Permanent TSB alongside Lifestyle Sports, Easons, Specsavers, EuroGiant and New Look. O'Briens Sandwich Bar is located opposite the subject property in addition to Adrian Dunne Pharmacy and Insomnia. Other retailers located within the scheme include Boots, McDonalds, Carphone Warehouse and Holland and Barrett.

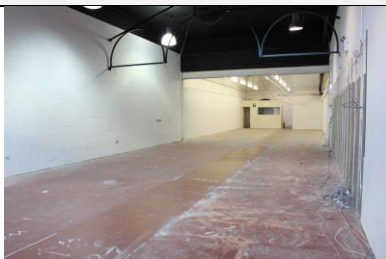
This attractive retail scheme is anchored by Tesco's, High Street Ashbourne offers a superb mix of leading UK and national brands combined with a mix of local and daily shopping uses.

REA GRIMES

Main Street Ashbourne Co Meath
T: 01 835 03 92
E: info@reagrimes.ie
W: www.reagrimes.ie
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IMAGES



Key Demographic Data

- Core catchment 38,138 persons
- 65% of households ABC1 (National Average 29%)
- 13,645 occupied homes
- 570 persons employed within High Street Ashbourne scheme
- 25% of core catchment aged under 15

BER

BER RATING: C1

BER No: 800683799

Energy Performance Indicator: 866.34 kWh/m²/yr



DIRECTIONS

Enter Ashbourne via Exit 3 of M2 motorway, at the roundabout take the second exit towards Ashbourne town. Continue through to third set of traffic lights and Ashbourne High Street Retail scheme is located on the left hand side, anchored by Tesco. Turn left and then a right onto Killegland Street. The unit is on your left hand side.

ACCOMMODATION – 235 sq m (2,530 sq ft)

- Property vacant and available for immediate occupation
- Assignment of existing lease 10 years from 4th Nov 2015, documentation available upon request
- The regular shaped unit has a large glazed window fronting onto Killegland Street
- Parking: Off street parking, surface parking and underground car parking available
- Service Charges €13,599pa – Tenants responsibility
- Insurance – Approx €1,212pa – Tenants responsibility
- Meath Co Co Rates – €4,971 - Tenants responsibility (previous record of rates)

ASKING RENT: €30,000pa (exclusive)

Viewing: Please contact us to arrange an appointment. Phone: 01 8350392 or email siobhan@reagrimes.ie

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