

# Retail

# Coonan

PROPERTY



## Retail Unit, Glenroyal Shopping Centre, Straffan Road, Maynooth, Co. Kildare

- Retail opportunity extending to approx. 678 sq.ft. (62.98 sq.m.), suitable for use as a small shop/hair dresser/beauticians/nail bar etc.
- Prime, high-profile location just off Main Street, Maynooth
- Ample car parking available
- Dual fronted to the Glenroyal Hotel and the enclosed mall

Approx. 678 sq.ft.  
(62.98 sq.m.)

Rent per annum  
€27,000  
(Exclusive)

To Let

# Description

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The property comprises of a ground floor retail premises extending to approx. 678 sq.ft.(62.98 sq.m.)and would suit a number of retail uses. The property is dual fronted to the Glenroyal Hotel and the enclosed mall.

## Terms

The property is available for immediate occupation and subject to an annual management fee.

## Rates

To be confirmed.





# Location

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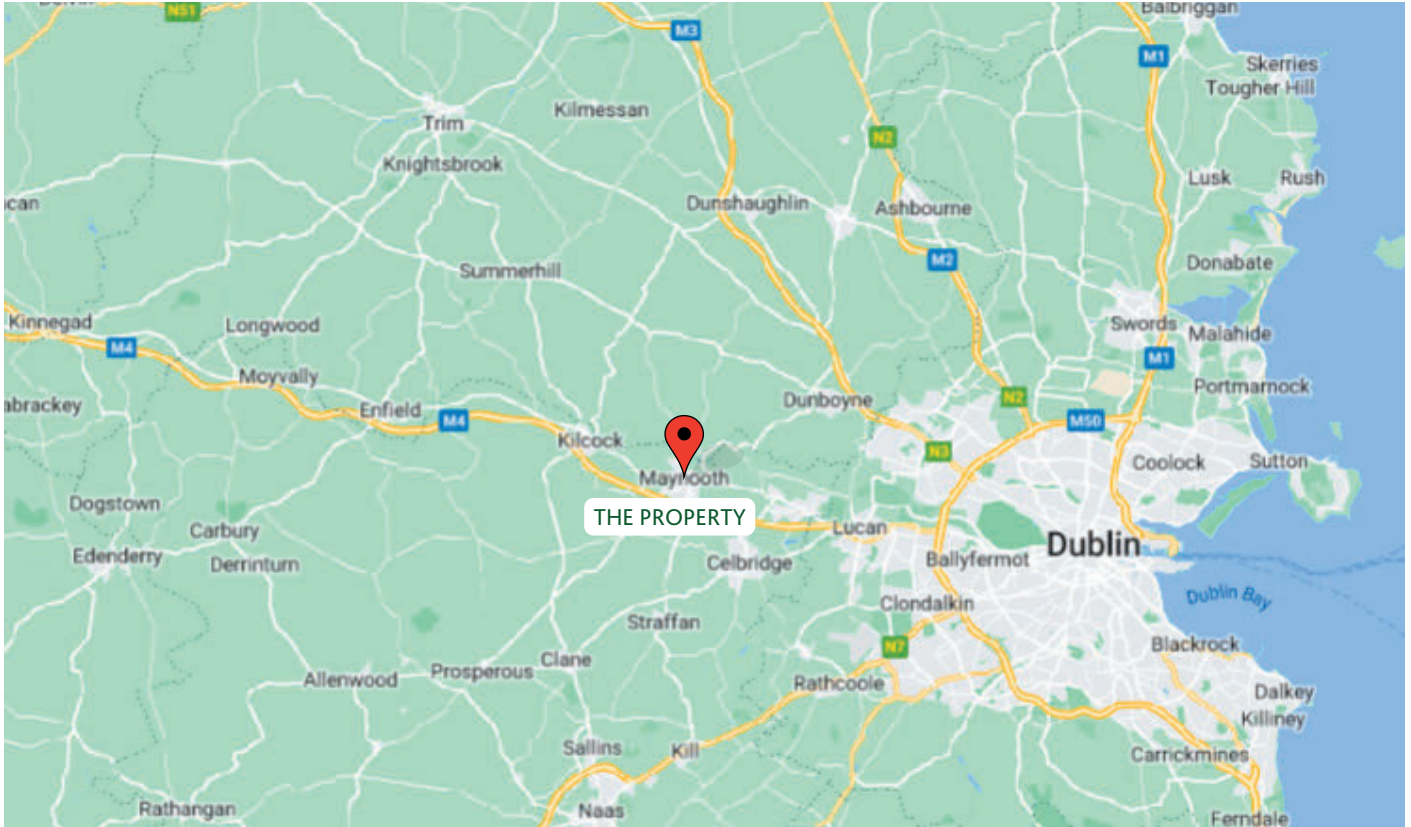
Maynooth is located approximately 23 kms from Dublin and is accessed via the M4 motorway on the Dublin/Galway route. It is Ireland's only university town and is home to two third-level institutions St Patrick's College and Maynooth University. Fast becoming a major satellite town, Maynooth and its environs can provide all the requirements of the modern family with excellent employment opportunities in the area, first class leisure amenities, both sporting and leisure and a wide range of shops. Maynooth has a thriving retail hub and is well catered for with main supermarkets including branches of SuperValu, Aldi and Lidl. The town also boasts two shopping centres, Manor Mills and Carton Park, and a selection of high-quality restaurants, pubs and bars. There is also the benefit of a regular train service to Dublin from the train station.

The subject property is located in the town centre in the Glenroyal Shopping Centre, close to traders such as SuperValu, OB-1 salon and Care Plus Pharmacy.



# Directions

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From Dublin take the M4 taking exit 7 for Maynooth. Continue towards Maynooth town centre, the retail unit is located in the Glenroyal Shopping Centre on the righthand side as you approach the town centre.

## Viewing

By appointment only at any reasonable hour.

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Contact Details  
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## BER

To be confirmed.



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