

**Unit 16**

**FOR SALE BY PRIVATE TREATY  
INVESTMENT PROPERTY**

**UNIT 16 PHIBSBOROUGH SHOPPING CENTRE,  
PHIBSBOROUGH, DUBLIN 7.**







## TENANCY

Rent — €100,000 per annum

Tenant — Jean Genie Investments Ltd (Trading as 'Eddie Rockets')

Term — 15 Years from 20th June 2016

## DESCRIPTION

Unit 16 Phibsborough Shopping Centre comprises a ground floor retail unit. The property extends to 1,910 sq. ft. and is excellently located on the corner with frontage on the Phibsborough Road and Connaught Street. The accommodation is broken down with the open plan kitchen/ dining area to the front with office, storage area and freezer area with toilets to the rear.

## LOCATION

Phibsborough Village is located just 2 kilometres north of Dublin City Centre in Dublin 7. Phibsborough Shopping Centre is ideally located in the heart of the village and close to several major transport connections. Developed in 1966 it comprises 13 retail units with a landmark eight—storey office tower. The Phibsborough and North Circular Road and busy arterial and suburban commuter routes and 12 Dublin Bus routes serve the Village. The Luas Cross City Line serves the area at St. Peters Church and at Broadstone. Unit 16 is set back from the Phibsborough Road with surface parking (55 spaces) accessed from both Phibsborough Road and Connaught Street. The new Grangegorman campus is located nearby which will benefit the local communities.







## PRICE

On application

## BER

On Application

## TITLE

Long Leasehold

## AGENT

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