

Excellent Retail Opportunity

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To Let by way of Assignment or Sub-Lease Ground Floor Unit, Ash House, Ardkeen, Dunmore Road, Waterford.



- Excellent retail opportunity in the heart of Ardkeen Village
- Ground floor unit extending to 188.71 sq.m. (2,031 sq.ft.)
- Suited to a variety of uses (subject to planning permission)
- Self-contained unit
- Neighbouring occupiers include Boylesports, Lidl, Aldi and FBD
- To Let by way of Assignment or Sub-Lease

BER C1

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For illustration purposes only.

Location

The subject property is Located in Ardkeen Village which is adjacent to Ardkeen Shopping Centre. Waterford University Hospital is located to the north with Waterford City just 2.8km to the northwest. The property is located off the R683 Dunmore Road.

Description

The property comprises a vacant ground floor unit. The unit has a glazed frontage/display windows/automatic doors etc.The unit would suit a wide variety of uses such as fashion, jewellers, cosmetics, shoe store, and café (subject to planning permission).

Area Schedule

Floor	Use	Area Sq.m. (Sq.ft.)
Ground	Retail	188.71 (2,031t)
Total		188.71 (2,031t)

Lease Details

10-year term from 9th February 2016 with a passing rent of €57,000.

Rates

€10,869

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Rent

Rent on application.

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