

**Unit 56 Declan Street  
Ashbourne  
County Meath**

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**GRIMES**



**RETAIL UNIT AVAILABLE TO RENT  
QUOTING RENT: €7,000pa (exclusive)**

Unit 56 comprises a ground floor retail unit comprising 136.79 sq m (1,472 sq ft) located at Declan Street adjacent to Killeghland Street. The unit is located across the road from Lidl car park with nearby occupiers including Cuzzy Cuddles Preschool, Ashbourne Youth Cafe and Lidl.

**Ashbourne High Street** retail scheme is anchored by Tesco's, and 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

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## IMAGES



- 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: G  
BER No: 800168734  
BER Valid until 24 April 2023



## 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.

## ACCOMMODATION – 136.79 SQM (1,472 SQ FT)

- Property is vacant and available for immediate occupation
- Flexible lease terms available
- The unit has a large glazed window fronting Declan Street with excellent natural lighting
- Parking: Off street parking, surface parking and underground car parking available
- Service Charges €5,045.66pa
- Insurance - €816.21 pa
- Meath Co Co Rates – Tenants responsibility

## QUOTING RENT: €7,000pa (exclusive)

**Viewing:** Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's phone: 01 8350392 or email [siobhan@reagrimes.ie](mailto:siobhan@reagrimes.ie)

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