



**FASHION
HEALTH
& BEAUTY
FOOD, DRINK
& EATERIES
GIFTS
GROCERY
LEISURE &
ENTERTAINMENT
FOOTWARE
FREE CAR PARKING
AND MORE....**

**HIGH
STREET
ASHBOURNE**

CBRE

+353 1 618 5500

REA | REAL ESTATE
ALLIANCE.IE

GRIMES

+353 1 835 0392

HIGH STREET ASHBOURNE



www.highstreetashbourne.ie



OPPORTUNITY KNOCKS...

- Anchored by Tescos, High Street Ashbourne offers a superb mix of leading UK and national brands combined with a mix of local and daily shopping uses. Key retailers include New Look, Lifestyle Sports, Boots, Easons, Holland & Barrett, O'Brien's Fine Wines, McDonalds, Euro Giant, Des Kelly and Insomnia to name a few.
- Ashbourne has seen unprecedented growth in the last decade and is now firmly established as the major commercial hub for county Meath. Ashbourne being a commuter town benefits from a significant socio-economic catchment within its immediate environs.
- Established in 2004, the scheme provides approximately 200,000 sq. ft. of retail accommodation, 60,000 sq. ft. of office space, 435 residential units and over 1,165 free car parking spaces.
- High Street Ashbourne provides an excellent daily shopping experience and acts as the focal point for the residents living in the immediate catchment. There are six dedicated convenience retailers in the town including Tescos, Lidl, Dunnes, Aldi and Supervalu.
- A new dedicated HSE Primary Care Centre has recently opened in High Street Ashbourne which has positively impacted on the level of employment and visitors in the scheme.



SuperValu



DUNNES STORES

TESCO

LIBRARY

H₂O
Hollmannacht zu Stübchen Säule
Health Service Exercise

Civic Square

Office Block



www.highstreetashbourne.ie

CBRE

+353 1 618 5500

REA | REAL ESTATE ALLIANCE.IE

GRIMES

+353 1 835 0392

FASHION HEALTH & BEAUTY FOOD, DRINK & EATERIES, GIFTS & ENTERTAINMENT
GROCERY LEISURE & FOOTWEAR AND MORE.....

Unit	Tenant Name	Size Sq.m.	Unit	Tenant Name	Size Sq.m.	Unit	Tenant Name	Size Sq.m.
1-4	Tesco		23	Maxximo's Café		44A	The Salon	
3	Insomnia		24	Available	209	45	Vacant	76
5	Hugh Maguire Butchers		25	St Vincent De Paul		46	Saphyre Ladies Fashions	
6	Eatzen Restaurant		26	O'Briens Fine Wines		47	The Tech Centre	
7	O'Briens S/W Bar		27	Vacant	230	48	Carphone Warehouse	
8	Vacant	115	28	McDonalds		49	Bernie's Angels	
9	Hair & Beauty World		29	Polonia Market		50	Available	180
10	Ulster Bank		30	Easons		51	Vacant	72
11	Shoe Be Do		31	Holland & Barrett		52	Sherry Fitzgerald Geraghty	
12	Minntu Fashions		32	Lifestyle Sports		53	High Street Ashboure Mgt Office	
13	Adrian Dunne Pharmacy		33	Permanent TSB		54	Available	93
14	Click.ie		34	Des Kelly Interiors		55	Available	148
15	Kasura Ladies Fashions		35	Available	235	56	Available	167
16	Energie Fitness Gym		36	Available	207	57	Youth Café	
17	Mancini's Italian		37	EuroGiant		58	Letting Agreed	
18	Egan Interiors		38	New Look		59	Cash for Clothes	
19	Hyland Jewellers		39	Chloes		60	Available	145
20	Boots		40	Midways		61	Available	246
21	Dental Surgery		41	Domino's Pizza		62	Reserved	
22	Irish Deaf Society		42	Available	76	63	BizzieBuddies Creche	
			43	Labour Constituency Office		64	Reserved	
			44	Chrissie's Cafe		65	HSE Primary Care Centre	

HIGH STREET ASHBOURNE

www.highstreetashbourne.ie



LOCAL ECONOMIC DATA

- Core catchment: 38,138 persons
- Average weekly spend on retail - €261.36 per household
- 89 million (annual) household grocery food expenditure within core catchment
- 63% of all grocery sales within High Street Ashbourne
- 65% of households ABC1 (National average 29%)
- 13,658 persons employed in managerial and technical industries
- 13,645 Occupied homes
- 25% of core catchment aged under 15
- 84% households have PC ownership
- 570 persons employed within High Street Ashbourne scheme

TERMS

The units are being offered "To LET" and flexible lease terms are available.

RENTS

Competitive rents are on offer. Full details on request.

SERVICE CHARGE/RATES

The tenant will be liable to contribute towards the service charge in the normal way and will be responsible for Local Authority rates.

VAT

The Lessor will be liable for Stamp Duty arising from the transaction.

VIEWING

Strictly by appointment with the sole letting agents CBRE.



QR Code for quick website access

Join us on:



CBRE

+353 1 618 5500

Contact:

Niamh Sheahan - niamh.sheahan@cbre.com
Christine McGowan - christine.mcgowan@cbre.com



+353 1 835 0392

Contact:

Paul Grimes - paul@reagrimes.ie
Siobhan O'Sullivan - siobhan@reagrimes.ie

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.