



Unit 13 Castlemill Shopping Centre Balbriggan, Co. Dublin

- Ground floor retail unit
- High profile trading location
- c. 83 sq. m. (c. 896 sq. ft.)
- Suitable for a variety of users



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AGNEW**

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**FOR
LET**

LOCATION

The property is located within Castlemill Shopping Centre Balbriggan, a development which is anchored by Dunnes Stores and comprises 20 retail units and 74 apartments.

The centre serves the large residential community of Chieftains Way and the wider Balbriggan area. It is located adjacent to the new Taylor's Hill development where over 250 new homes are under construction.

The shopping centre is easily accessible from Hamlet Lane to the north and from the old Drogheda to Balbriggan Road to the south and is approximately 3.6 km from the M1 Motorway.

DESCRIPTION

Unit 13 comprises a ground floor retail unit which benefits from floor to ceiling window to both the front and the rear.

Internally the unit contains an open plan retail area with a kitchenette for staff and a w.c.

The fit-out includes plastered and painted walls, tiled flooring throughout, suspended ceilings with recessed lighting. It is currently fitted as a hairdresser with wash basins and chairs still installed.

ACCOMMODATION

The approximate net internal floor areas provided are as follows:

Total Area: 83.2 sq. m. / 896 sq. ft

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

LEASE TERMS

The property is available to let on a new flexible lease.

MANAGEMENT CHARGES

Service charge payable 2019: c. €3,078

RATEABLE VALUATION

Rates liability 2019: c. €5,700

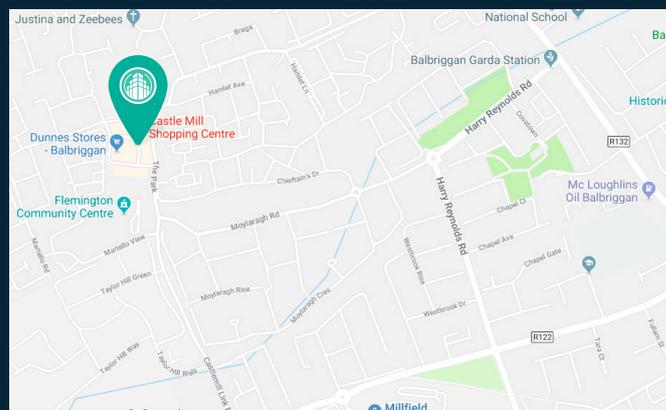
BER



BER No: 800713851

EPI: 535.79 kWh/m²/yr 1.34

LOCATION MAP



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