

TO LET

**McNally
Handy**

**UNIT 20
RATHFARNHAM SHOPPING CENTRE
DUBLIN 14
D14 Y7R6**

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Dublin 2, Ireland.

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- Busy South Dublin Shopping Centre with high footfall
- Approx. 97.34sqm (1,047.77sqft)
- c.400 free car parking spaces
- Anchored by Tesco & Dealz

McNally Handy are delighted to bring to the market an exciting opportunity to rent Unit 20 Rathfarnham Shopping Centre with approximately 97.34sqm (1,047.77sqft) NIA located on the first floor which comprises of open plan retail to the front, an office to the rear with access into the service lane, kitchenette and toilet.

Rathfarnham Shopping Centre which is anchored by Tesco & Dealz and there ample free onsite the surface car parking.



Location

Rathfarnham Shopping Centre is a busy shopping destination, surrounded by a well-populated mature residential area, located 6km southwest of Dublin City centre, serving a large catchment area of Rathfarnham and the neighbouring areas of Terenure and Milltown. The centre has over 30 retailers and service providers and benefits from approx.400 car spaces, easily accessible by public transport, and accessed from Springfield Avenue and Butterfield Avenue.



Accommodation
First Floor Retail

NIA
97.34sqm

Quoting Rent €29,500pa
Service Charge €9,320 (incl vat)
Rates €14,131.20
Building Insurance €950.62



Centre Trading Hours

Sat. to Wed. 9.00 a.m. – 6.00 p.m.
Thu. & Fri. 9.00 a.m. – 9.00 p.m.

Viewing

By appointment only through sole agents McNally Handy & Partners

Contact

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PSRA Licence Number: 002226

BER Details

BER: D
BER Number: 801165994

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm.