

**Unit 27 Killegland Street
Ashbourne
Co Meath**

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GRIMES



**RETAIL UNIT AVAILABLE TO RENT
QUOTING RENT €42,500 PA (exclusive)**

Unit 27 is situated opposite Tesco car park in between O'Briens Fine Wine and McDonalds along the main thoroughfare of Killegland Street and comprises **230 sq m (2,476 sq ft)**.

Other retailers within the scheme include Des Kelly Interiors alongside Lifestyle Sports, Easons, EuroGiant and New Look, Insomnia, Adrian Dunne Pharmacy, Boots, Carphone Warehouse and Holland and Barrett.

This attractive retail scheme is 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.

REA GRIMES

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IMAGES



Key Demographic Data

- 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 RATING: Awaited
BER No: Awaited
Energy Performance Indicator: Awaited

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. The subject unit is opposite the Tesco car park.

ACCOMMODATION – 230 sq m (2,476 sq ft)

- Prominent unit fronting onto Tesco Car park at entrance to the scheme
- The property is vacant and available for immediate occupation
- Suitable for many retail uses
- Flexible lease terms available
- This regular shaped unit has substantial glazed frontage to Killegland Street
- Parking: Off street parking, surface parking and underground car parking available
- Service Charges €8,483.84 – tenant's responsibility
- Insurance - €1,372.39 – tenant's responsibility
- Meath Co Co Rates – €7,519.46 Tenant's responsibility

ASKING RENT: €42,500pa (exclusive)

Viewing: Please contact us to arrange an appointment. Phone: 01 8350392 or email siobhan@reagrimes.ie or joint agents CBRE – Niamh Sheahan or Christine McGowan on 01 618 5500

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