

6 Hilltop Shopping Centre, Raheny, Dublin 5

Retail Unit

To Let



- Compact Lock-up Shop of circa 39 sq.m (420 sq.ft)
- Located in Thriving Village Centre
- Superb Catchment Area
- Suit a Variety of Uses (SPP)

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Location

The Hilltop Shopping Centre is ideally located in a prominent position on the Raheny Road at its junction with Belmont Park. The property enjoys a superb catchment area being located minutes from Raheny Village and bordered by a predominantly residential area. This property is easily accessed via public transport with multiple Dublin Bus routes in close proximity and Raheny Train Station approximately 500m to the South. Neighbouring occupiers in this village centre include Kennedys Foodstore, Centric Health and The Hilltop Pharmacy.

Description

Unit 6 was previously occupied by the Hilltop Pharmacy who have moved to a neighbouring unit in order to benefit from a larger space. This property benefits from a glazed shopfront which leads to a rectangular retail space. Currently laid out to provide for a storage room to the rear which includes a toilet and wash-hand basin.

Electric roller shutters provide added security to the front of the property, whilst additional access and exit to the rear of the unit is provided by a secure fire escape accessed through the stores. There is ample free parking located to the front of the premises.

Accommodation

Floor	Sq m	Sq Ft
Ground Floor	39	420
Total	39	420

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.



Lease

The property is available by way of either Assignment or under a new long-term lease.

Rent

We are seeking a rent of €16,000 per annum exclusive.

VAT

We are advised that VAT will be applicable to the rent.

Rates

The Commercial Rates for 2018 are €2,010

Service Charge

Circa €480 p.a

BER



BER no: 800648214

Performance Indicator: 1437.99 kWh/m2/yr4

Viewing

Strictly and only by prior appointment through the sole letting agents.

