



To Let

BER C2

Unit 2B, Fairgreen Shopping Centre, Mullingar, Co. Westmeath

Retail unit extending 5,533 sq.ft. over ground floor with additional 1,776 sq.ft. mezzanine

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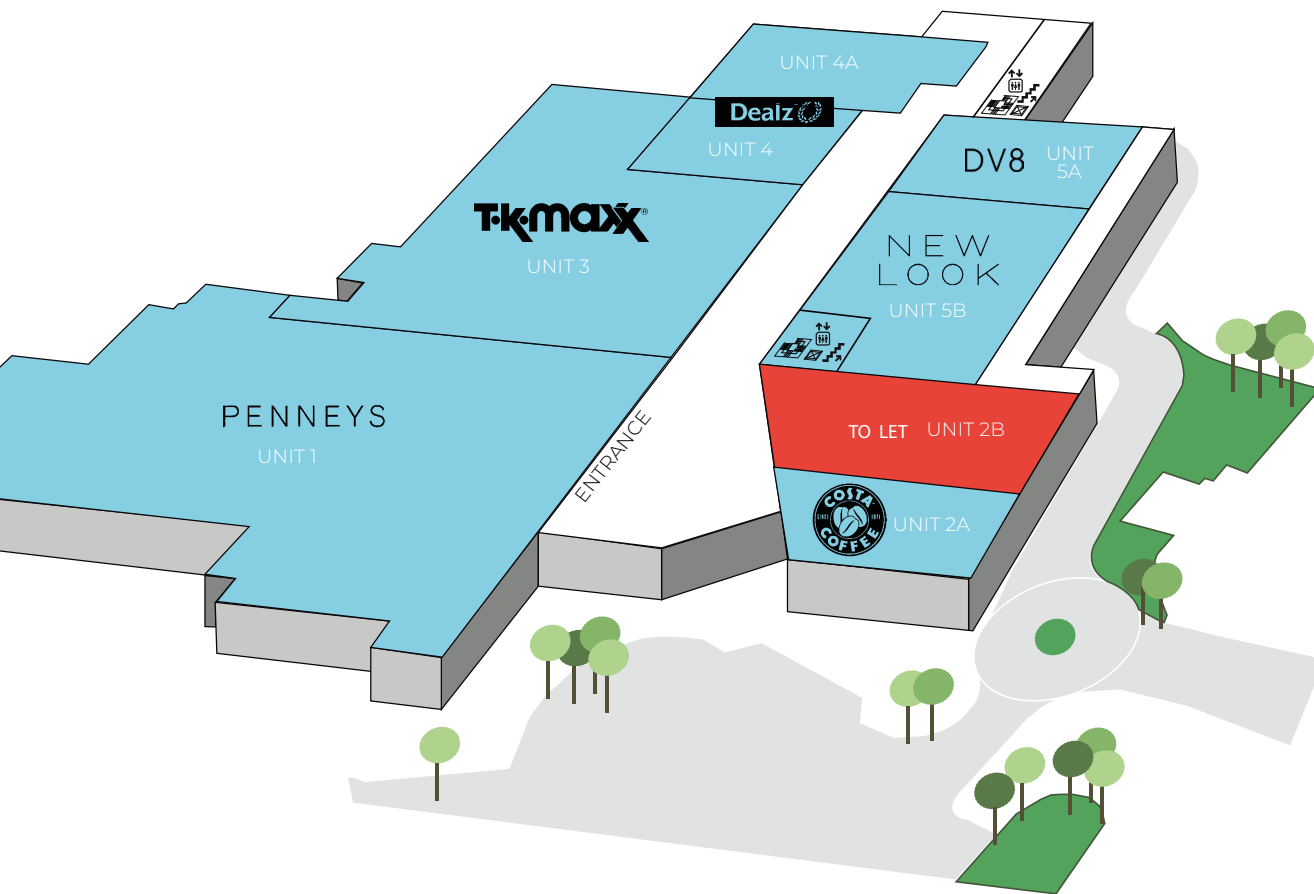
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Description

- Retail unit extending 5,533 sq.ft. over ground floor with an additional 1,776 sq.ft. at mezzanine level.
- The unit occupies a prominent position near the entrance of Fairgreen Shopping Centre.
- Fairgreen Shopping Centre is centrally located in Mullingar Town centre at pivotal roundabout connecting Patrick Street & Ashe Road.
- The centre is anchored by TK Maxx and Penneys with additional retailers including New Look and Dealz.
- Benefits from 300 underground carparking spaces, accessible from a central point in the mall.
- With a catchment of c.88,000 people, the centre attracts a footfall in the region of 1.5 million per annum.
- Available from January 2024 on a new 15-year lease.

Lease Term

Available on a new long-term lease

Rates

€18,062 per annum

Service Charge

€34,011 per annum

Viewings

By Appointment only

Insurance

€1,847.77 per annum

Rent

Offers in excess of €120,000 per annum exclusive

Building Energy Rating

BER: C2

BER No: 800939993

EPI: 282.83 kWh/m²/yr1.25



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