

RESTAURANT & DRIVE THRU
PROPOSED DEVELOPMENT OPPORTUNITY

**SKERRIES POINT SHOPPING CENTRE
BARNAGEERAGH ROAD
SKERRIES
CO. DUBLIN**



Landlord: Grand Coast Capital

Agent: SMART

PSRA Licence No. 003506

Architect: Wilson Architecture

SMART

WILSON ARCHITECTURE
OMM | W

DEVELOPMENT

The proposed development is for a two-storey restaurant with a drive through collection and service point, extending to 527 m² on a site of 0.1252 Ha. The site is located in the south east corner of the already established Skerries Point Shopping Centre. This proposed development represents a positive and complementary addition to the range of retail services currently established within the Skerries Point Shopping Centre. The development will have a new access and egress points with the reconfiguration of Barnageeragh Road markings to facilitate right turns into the drive through. There will also be designated parking within the Skerries Point Shopping Centre development and proposed daily opening hours of 6.30 am to 11.30 pm. Internally, the proposed restaurant will have over 235 m² of designated service area space for work station facilities and storage, while there will be over 292 m² of public seating area for customers. This public area spaced over the two stories could see the proposed business receive and seat a capacity of over 150 guests at any one time.

For further details on the planning permission please visit www.fingalcoco.ie and search F18A/0340

Final Grant Date: 04-Sep-2019



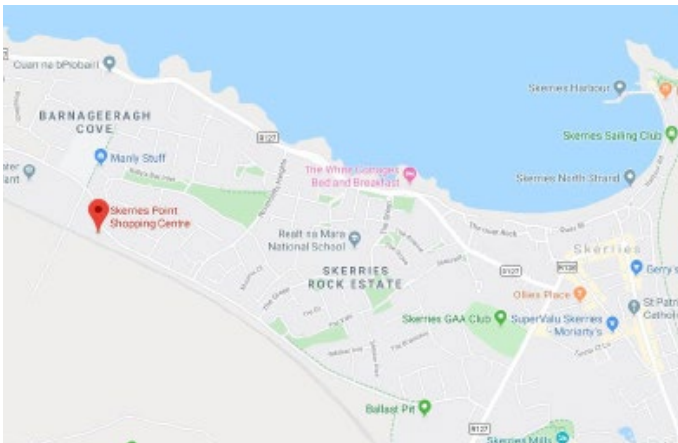
OPPORTUNITIES TO POTENTIAL TENANTS

1. Purchase Site with Full Planning Permission.
2. Landlord to carry out construction of the building, as per the planning granted. Once construction complete proposed Tenant to lease the new building.
3. Landlord to carry out construction of the building, as per the planning granted. Once construction complete proposed Tenant purchase building.

SKERRIES AND SURROUNDING AREAS

Skerries is a seaside town approximately 31km from Dublin city centre. It is located in north county Dublin on the east coast. Skerries is a predominantly residential area due to its accessibility to Dublin city. Transport links include close proximity to the M1/M50, Dublin Bus and a train line to Dublin. According to the 2016 Census from the CSO the population of Skerries stood at 8,501. This was a 0.40% increase from the previous census in 2011.

Skerries' population is predicted to grow even further with development of residential estates such as Kelly's Bay, which is the largest housing scheme developed so far in Skerries, with up to 600 houses built. There is even further development in the area with the recent launch of Barnageeragh Cove and recent planning permission granted in May 2019 for the development of 3 Apartment blocks increases the number of properties in the area by a further 62 units. These developments could see the population of Skerries reach over 10,000 in the coming years.



Balbriggan, only 6.6 km from Skerries, had a recorded population in the 2016 Census of 21,722. While Lusk and Rush had recorded populations of 7,786 and 9,231, respectively, in the 2016 Census. These commuter towns have the opportunity to capture wide audience of potential customers.

VISITORS TO SKERRIES POINT SHOPPING CENTRE

According to a recent traffic engineers report in a planning application, it's predicted that 40% of traffic on the Balbriggan Coast Road will divert on to the new access road, going by Skerries Point Shopping Centre.

With just taking into account the Anchor tenant, Eurospar, their turnover in 2018 estimated over 700 plus customers visiting the development each day. This figure is expected to increase in the coming months/years with the introduction of new tenants.



FUTURE DEVELOPMENT

Skerries Point Shopping Centre built c 2008 has seen continual growth in the last couple of years with increased in visitor numbers due to the introduction of new business tenants such as Shenick Veterinary Clinic, Saint Vincent de Paul, TMG Cycles, Direct Law and soon the multinational fit-out firm, Sonica, plans to open their office and auditorium within the centre for over 120 staff.





Smart Property | No 1 Main Street | Clongriffin | Dublin 13
David Higgins MIPAV - Commercial Property Manager
Tel: 01 828 5024 | Mobile: 085 720 5797
Email: david@smartproperty.ie | Website: smartproperty.ie

SMART

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