

Ashbourne

To let

on behalf of

Unit 7, Ashbourne Retail Park, Ballybin Rd,
Co Meath, A84 YY86



Passing Rent
€95,000 pa



Size
16,872 sq. ft.



Prominent location
Ashbourne Retail Park



Planning
Retail Warehousing



Parking
Over 1,000 Free Parking Spaces

Get more information

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Retail premises to let

Unit 7, Ashbourne Retail Park,
Ballybin Rd, Co Meath, A84 YY86

Location

Ashbourne, with a population of just over 20,000, is a growing commuter town approx. 25 km north of Dublin city. The town has easy access to the M2 and Dublin Airport.

The property is prominently situated within Ashbourne Retail Park. The tenant line-up includes **Choice, Vue Cinema, JYSK, Screwfix, Tile Merchant, Chemist Warehouse, Mr Price, RocDoc, Go Gym, Camile Thai Restaurant, and Burger King Drive Thru.**

Accommodation

The premises is arranged over two floors providing the following approximate floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	8,108	753
First	8,764	814
Total	16,872	1,567

Passing Rent

€95,000 pa.

€5.63 per sq. ft. (€60.63 per sq. m.) overall.

Lease Terms

Available by way of an assignment of the existing lease due to expire on 27/08/2027.

Planning

The premises falls within the "Retail Warehouse Park" category of the Meath County Development Plan 2020 – 2026.

Interested parties should carry out their own due diligence in this regard.

Commercial Rates

We understand that the property is assessed as follows:

Rateable Value:	€51,300
2023 ARV:	0.1938
Rates Payable:	€9,941.94

Interested parties should carry out their own investigations.

Service Charge

€7,680.08 per annum

BER

The Building Energy Rating (BER) for this property is. D2. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

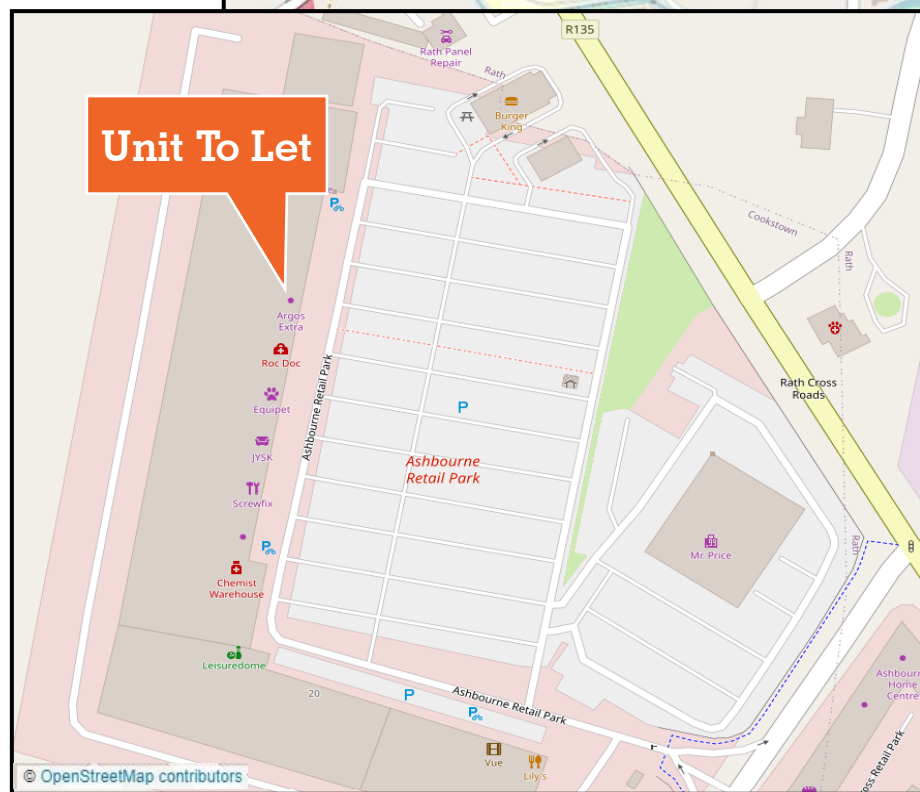
VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Properties](#)

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To find out more, scan the QR code or please contact one of our team



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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