

Cavan

To let

on behalf of

Unit 7, Cavan Retail Park, Dublin Rd,
Co. Cavan, H12 H960



Passing Rent
€85,000 pa



Size
16,460 sq. ft.



Prominent location
Cavan Retail Park



Planning
Retail Warehousing



Parking
**150 Free Parking
Spaces**

Get more information

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Retail Premises to Let

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Location

Cavan is the county town of County Cavan and is located in Ulster near the border with Northern Ireland. The town is positioned on the junction of the N3 that links Dublin with Enniskillen, Ballyshannon and Donegal Town and the N55 to Athlone. Cavan town is recognised as a gateway to and from Northern Ireland and a pivotal point on the east-west route between Dundalk and Sligo.

Cavan Retail Park is strategically located on the Dublin road a short distance from Cavan town centre. Occupiers within the estate include **Mr. Price** and **Harry Corry** and there is an Aldi store situated directly opposite the retail park.

Accommodation

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

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	9,393	879
First	7,067	657
Total	16,460	1,530

Passing Rent

€85,000 per annum

Lease Terms

Available by way of an assignment of the existing lease due to expire on 21st April 2030 with a tenant break option on the 21st April 2025.

Planning

The premises falls within the "Retail Warehousing" category of the Cavan County Development Plan 2022 – 2028.

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:	€39,800
2023 ARV:	0.221
Rates Payable:	€8,795.80

Interested parties should carry out their own investigations.

Current Service Charge

€14,700 per annum

BER

The Building Energy Rating (BER) for this property is D2.

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.

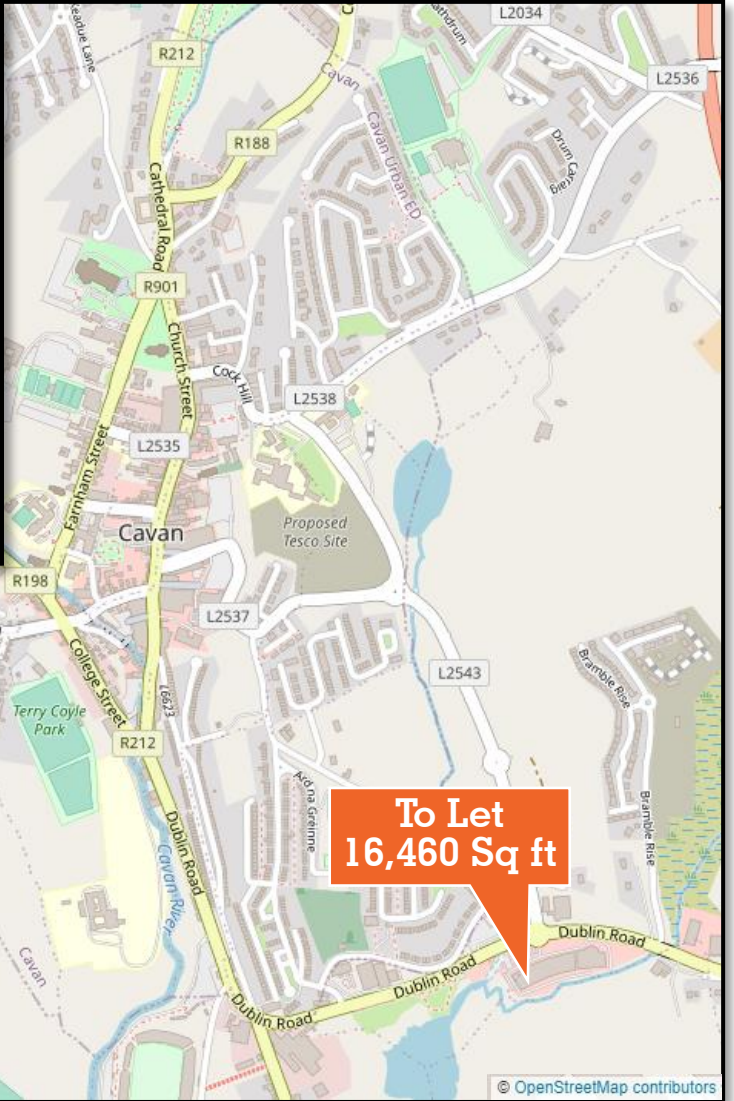
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To find out more, scan the QR code or please contact one of our team



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March 2023

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2. Identification and verification of ultimate beneficial owners.
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