



# To Let

## Clarehall Retail Park, Malahide Road, Dublin 17.

### Overview



Three newly built ground floor Retail Units



Densely populated catchment area.



Prime 'pre let' Opportunity



8km north east of Dublin city centre & 4km from M50.



Busy Retail Park serving the north Dublin suburbs.



300 free off-street park spaces.



High levels of passing vehicular traffic on the Malahide Road

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## Location

Clarehall Retail Park is situated on a prominent junction approximately 8km north east of Dublin city centre on the eastern side of the Malahide Road and serves as a district centre to Clarehall, Donaghmede, Coolock and Balgriffin.

## The Park

The Park currently comprises of 7 retail units with surface car parking. The centre is currently fully leased and hosts a mix of retailers such as Star Buys, Dealz, Maxi Zoo, Eddie Rockets, The Tanning Shop and Energie Fitness.

## The Opportunity

Full planning permission for three new ground floor own-door retail units. The planned additional space is situated on the eastern side of the existing premises adjoining Dealz as illustrated on the plans.



Accommodation	Gross sq. ft.	Gross sq.m
Unit 9	2,750 sq. Ft.	255.5 sq.m
Unit 10	2,514 sq. Ft.	233.6 sq.m
Unit 11	2,514 sq. Ft.	233.6 sq.m

The above room dimensions and areas are not guaranteed or warranted by the letting agents and intending purchasers should satisfy themselves as to their correctness.

## Potential uses

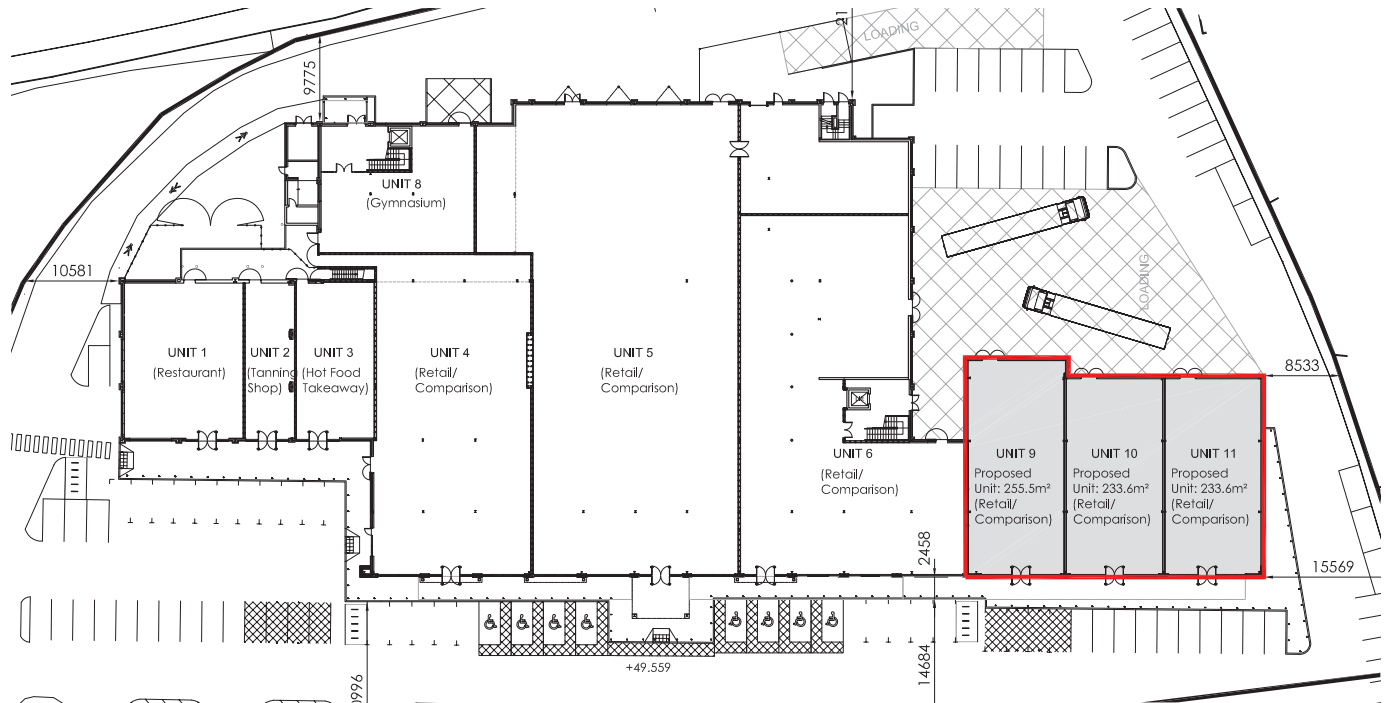
We are seeking expressions of interest from Retail or Food users.

If you would like to know more please contact Brendan Cronin at **01 676 2711** or **brendan.cronin@avisonyoung.ie**

**Visit us online:** [avisonyoung.ie](http://avisonyoung.ie)

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