

Dublin, Omni Park

Unit 95A, Omni Park Shopping Centre, Swords Rd, Whitehall, Dublin 9, D09 CK28

To let

on behalf of



Passing Rent
€319,590 pa



Size
16,926 sq. ft.



Prominent location
Omni Park Shopping Centre



Planning
Key Urban Village



Parking
1,400 Free Parking Spaces

Get more information

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Retail Premises to Let

Unit 95A, Omni Park Shopping Centre, Swords Rd, Whitehall, Dublin 9, D09 CK28

Location

Omni Park Shopping Centre is located in Santry, North Dublin and is comprised of over 308,000 sq. ft. of retail space. The centre is highly accessible from both local and national routes and sits within a high density suburban residential area which contributes to the reported annual footfall of over six million.

The end of terrace unit forms part of a freestanding block in a high profile location overlooking the carpark. Within the 86 retail units anchored by **Tesco occupiers include Penneys, JD Sports, Boots, Mark's & Spencer's, New Look and Life Style Sports.**

Accommodation

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

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	9,966	926
First	6,960	647
Total	16,926	1,573

Passing Rent

€319,590 pa.

€18.88 per sq. ft. (203.17 per sq. m.)

Lease Terms

Available by way of an assignment of the existing lease due to expire on 03/03/2029 with a tenant break 02/03/2024.

Planning

The premises lies within the "Key Urban Village" designation of the Dublin City Development Plan 2022 - 2028.

Commercial Rates

We understand that the property is assessed as follows:

Rateable Value:	€188,600
2023 ARV:	0.273
Rates Payable:	€51,487.80

Service Charge

€24,967.52 per annum

Insurance

€6,926.32

VAT

VAT if applicable will be paid by the tenant.

Legal Costs

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

BER

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

Website

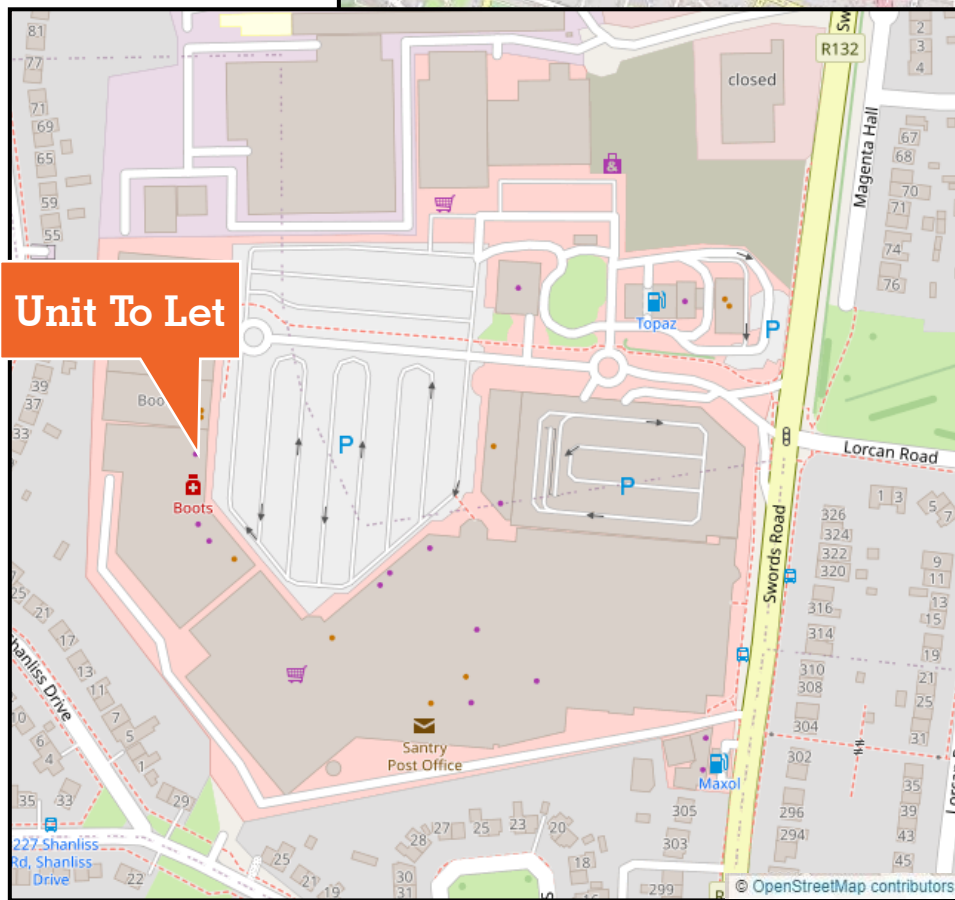
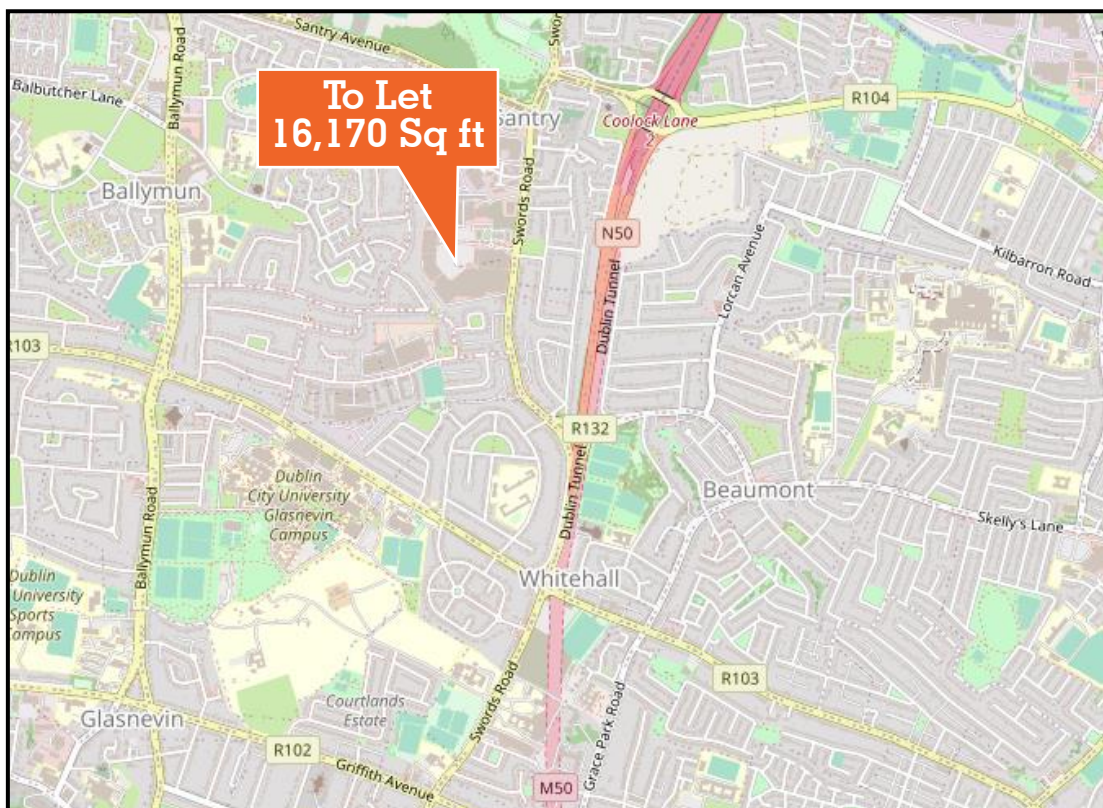
The link below provides access to the new Sainsbury's Property Website which provides full details on all our Argos / Sainsbury's disposals.

[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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