

Dundrum Town Centre

To let

on behalf of

Unit 25 Level 1, Dundrum Town Centre,
Sandyford Rd, Dundrum, Dublin 16, D16 FN36



Passing Rent
€675,000 p.a.



Size
13,048 sq. ft.



Prominent location
Dundrum Town Centre



Planning
Major Town Centre



Parking
2,825 Paid Parking Spaces

Get more information

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Retail Premises to Let

Unit 25 Level 1, Dundrum Town Centre, Sandyford Rd, Dundrum, Dublin 16, D16 FN36

Location

The subject property is located within Dundrum Town Centre, the largest shopping centre in Ireland with 120 shops, 45 restaurants, a 12-screen cinema and 3,400 car park spaces.

The centre is well connected by the Luas tramline and is easily accessible via the M50 motorway. Other occupiers within the centre include **Brown Thomas, Marks and Spencer and Penneys.**

Accommodation

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

Floor	Area (sq. ft.)	Area (sq. m.)
Basement	7,180	667.04
Ground	5,868	545.15
Total	13,048	1,212.19

Passing Rent

€675,000 per annum.

Lease Terms

Available by way of an assignment of the existing lease due to expire on the 2nd March 2030.

Planning

The premises falls within the "Major Town Centre" category of the Dun Laoghaire Rathdown 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:	€607,000
2023 ARV:	0.1801
Rates Payable:	€109,320.70

Interested parties should carry out their own investigations.

Current Service Charge

€114,714.96 per annum

BER

The Building Energy Rating (BER) for this property is D1.

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.

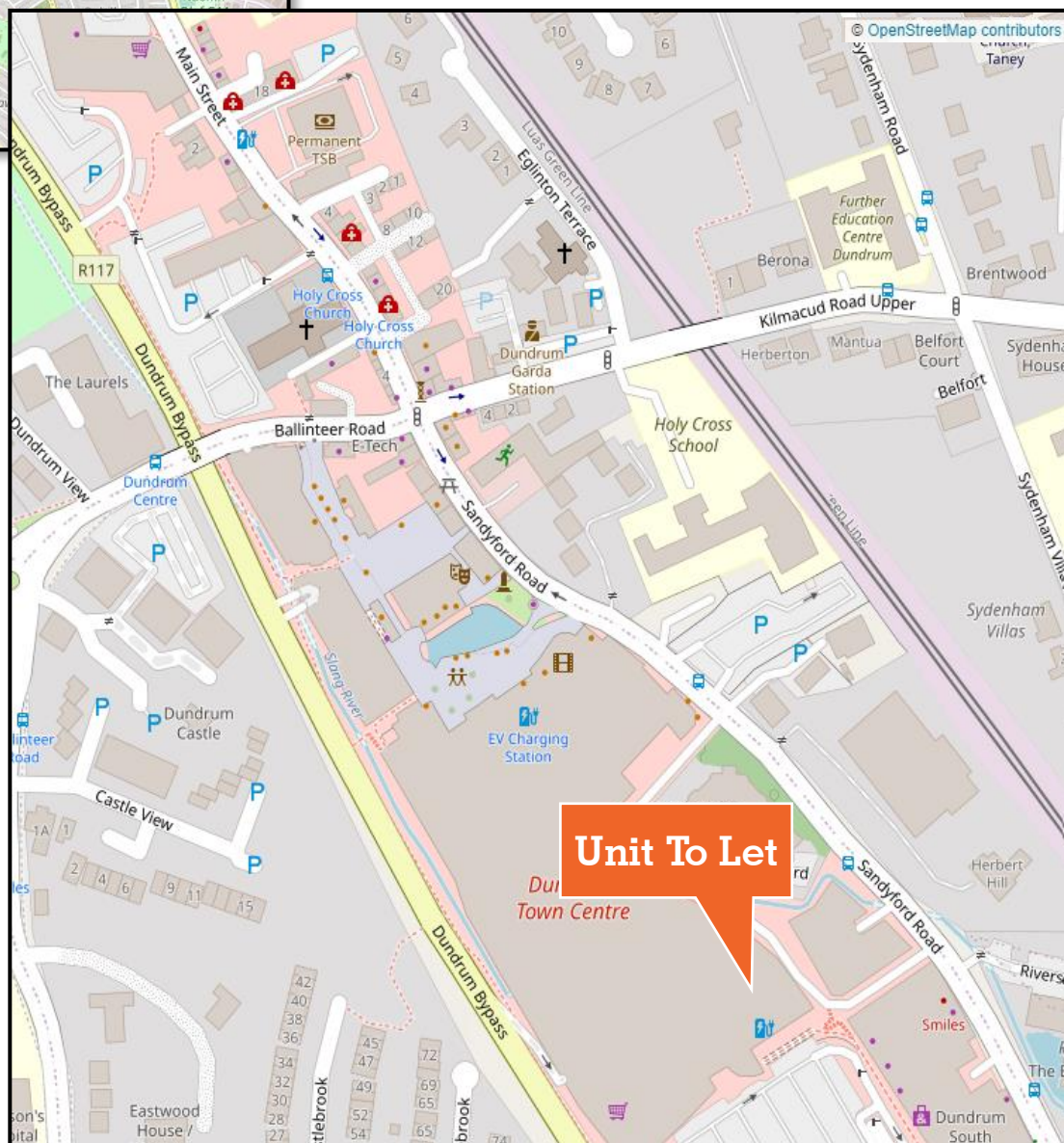
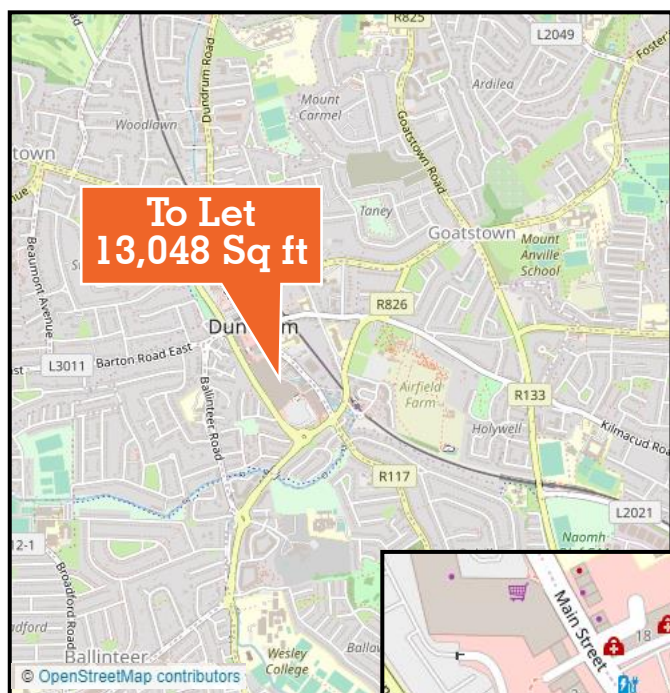
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To find out more, scan the QR code or please contact one of our team



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