

# Liffey Valley

Unit 9A, Liffey Valley Retail Park, Irishtown,  
Dublin, D22 H326

To let  
on behalf of



Passing Rent  
**€250,000 pa**



Size  
**9,825 sq. ft.**



Prominent location  
**Liffey Valley Retail Park**



Planning  
**Major Retail Centre**



Parking  
**516 Free Parking Spaces**

## Get more information

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# Retail Premises to Let

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## Location

Liffey Valley is one of Ireland's largest shopping destinations. Located at the M50/M4 interchange the centre is easily accessible via car or bus. Liffey Valley has had major investment into it in recent years and the centre has expanded with a reported annual footfall of over 10 million.

The retail park that the unit is situated in can still avail free parking unlike the majority of Liffey Valley. The retail park is a stand alone development comprised of 13 units including tenants such as **McDonalds, Costa Coffee, Currys, Halfords, Sports Direct and Harvey Norman.**

## Accommodation

The premises is arranged over a single floor providing the following approximate floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	9,825	913
<b>Total</b>	<b>9,825</b>	<b>913</b>

## Passing Rent

€250,000 pa.

€25.45 per sq. ft. (€273.82 per sq. m.)

## Lease Terms

Available by way of an assignment of the existing lease due to expire on 08/04/2023.

## Planning

The premises falls within the "Major Retail Centre" category of the South Dublin County Development Plan 2022 – 2028

## Commercial Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>€113,500</b>
<b>2023 ARV:</b>	0.253
<b>Rates Payable:</b>	<b>€19,911.10</b>

## Current Service Charge

€23,280.72 per annum

## Insurance

€4704.99

## Legal Costs

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

## VAT

VAT if applicable will be paid by the tenant.

## BER

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

## Website

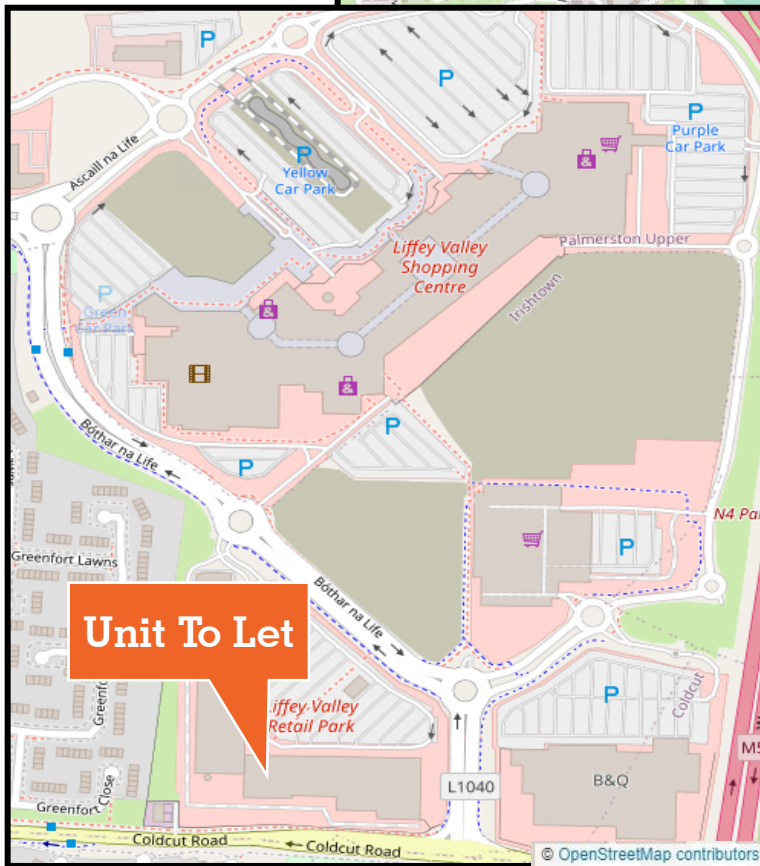
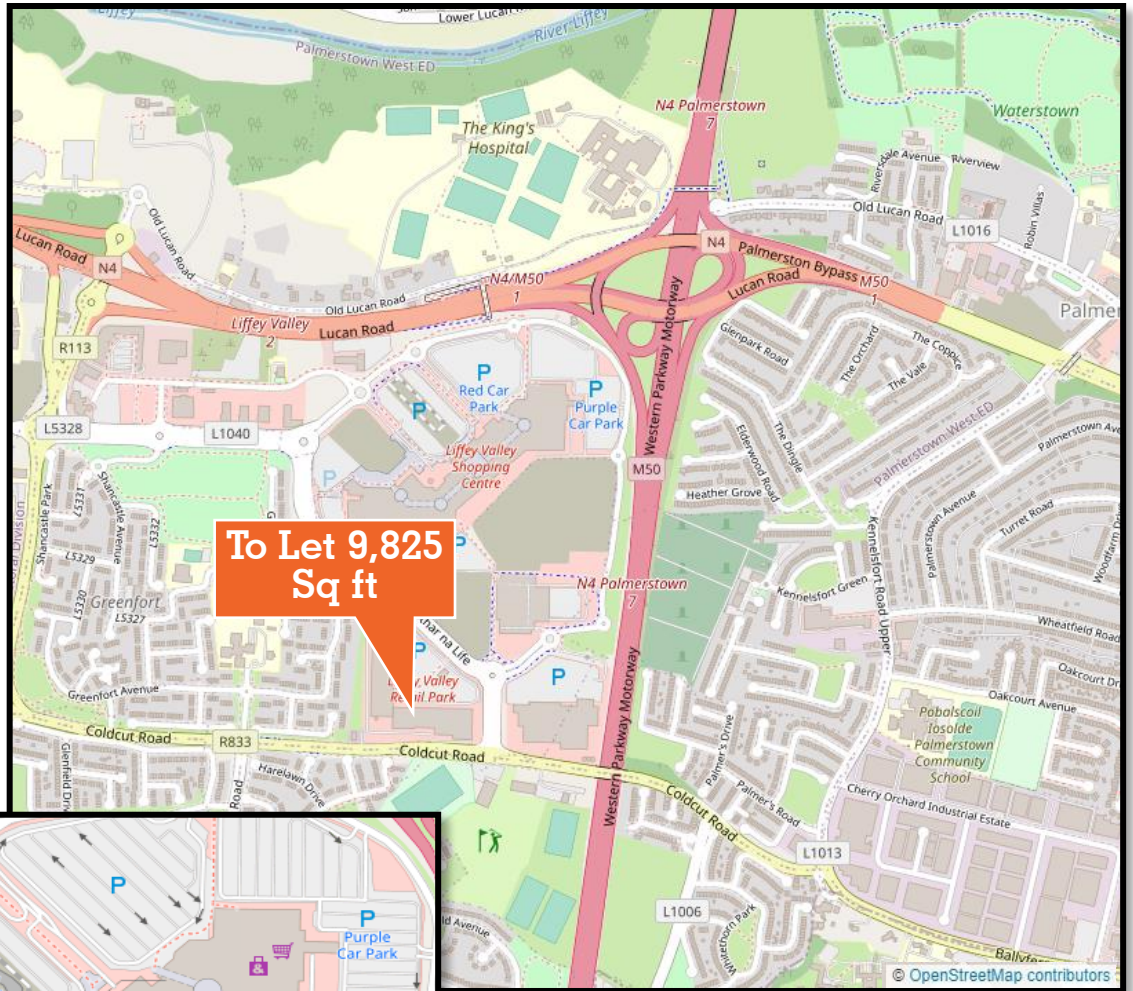
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[Sainsbury's Properties](#)

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