

Navan

To let

on behalf of

Unit 12, Navan Town Centre, NE 8, Kennedy Rd,
Navan, Co. Meath, C15 AV84



Passing Rent
€200,000 pa



Size
12,603 sq. ft.



Prominent location
Navan Town Centre



Planning
**M2 - City/Town/village
Centre, central area**



Parking
**1,500 Paid Parking
Spaces**

Get more information

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Retail Premises to Let

Unit 12, Navan Town Centre,
Kennedy Rd, Navan, Co. Meath,
C15 AV84

Location

Navan is a market town located in County Meath, 45km north west of Dublin City. It lies at the confluence of the River Blackwater and River Boyne.

The property is located within the town centre with easily accessible bus and road transport links. Other occupiers include **Marks and Spencer, Dunnes Stores, Boots, Carraig Donn, Penneys, Tesco and River Island.**

Accommodation

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

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	5,217	485
First	7,386	686
Total	12,603	1,171

Passing Rent

€200,000 pa.

€15.87 per sq. ft. (€170.79 per sq. m.) overall.

Lease Terms

Available by way of an assignment of the existing lease due to expire on 06/05/2025.

Planning

The premises falls within the "Town Centre" category of the Meath County Development Plan 2021 – 2027.

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:	€ 108,500
2023 ARV:	0.1938
Rates Payable:	€ 21,027.30

Interested parties should carry out their own investigations.

Current Service Charge

€49,287.36 per annum

BER

The Building Energy Rating (BER) for this property is E1. A certificate can be made available.

Legal Costs

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

VAT

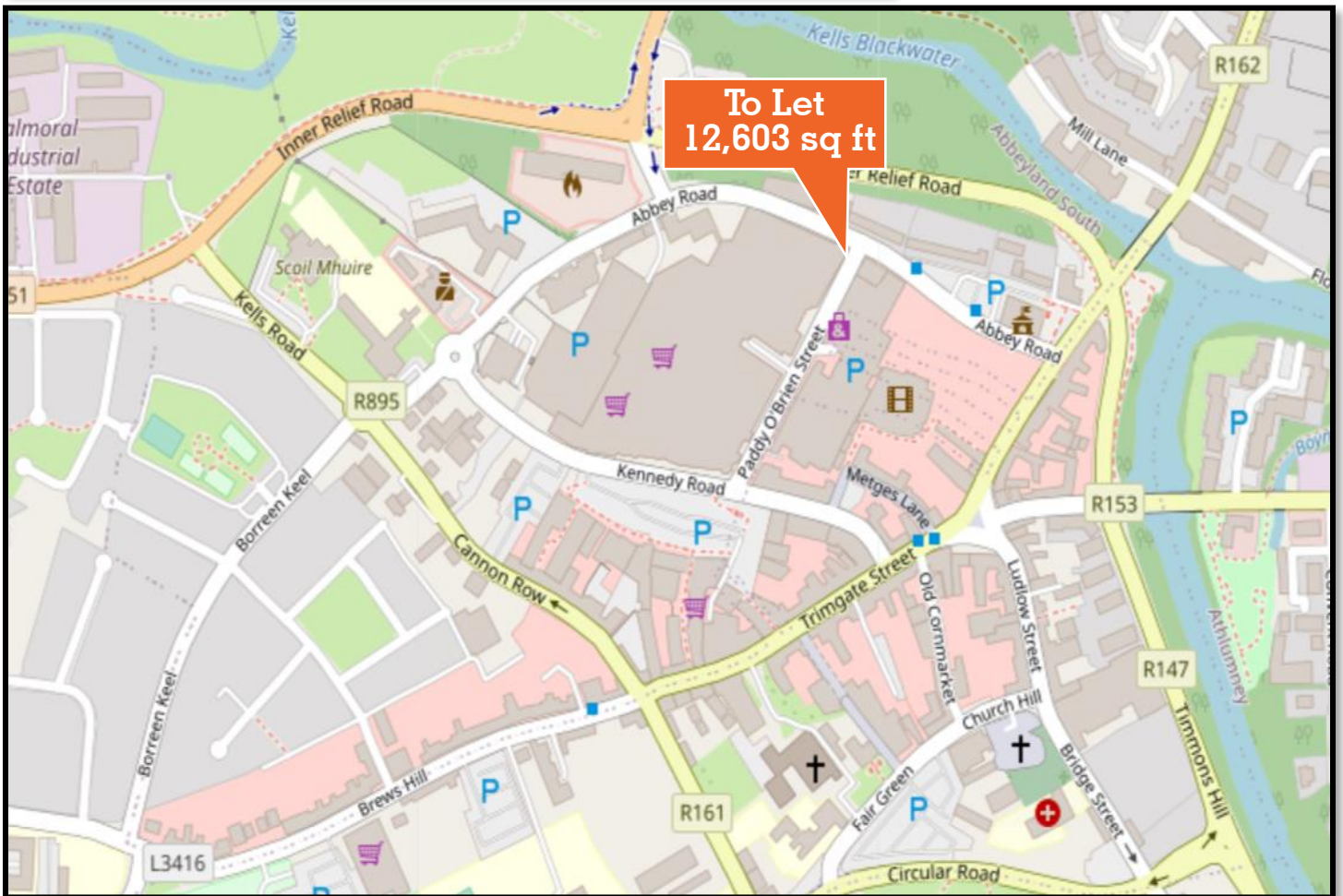
VAT if applicable will be charged at the standard rate.

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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March 2023

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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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