

86 Merrion Square South, Dublin 2, D02 YE10, Ireland.  
01-676 2711 gvadob.ie

TO LET (Price On Application)

## Unit 3, Clarehall Retail Park, Malahide Road, Dublin 17.



### FEATURES

- › Ground Floor Retail Unit.
- › Prime Retail Park located on the Malahide Road.
- › High levels of daily vehicular traffic on Malahide Road Dual Carriageway.
- › Densely populated area - 170,000 people in catchment.
- › 8km North of Dublin City Centre & 4km from M50.
- › 300 free off-street park spaces.

## Location

The Retail Park is situated on a prominent junction approximately 9km north east of Dublin City Centre on the eastern side of the Malahide Road and serves as a district centre to Clarehall, Donaghmed and Balgriffin.

## Description

The property comprises a single-story unit located within Clarehall Retail Park. The unit has a glass facade and is laid out in open plan with a toilet to the rear.

## The Retail Park

Clarehall Retail Park comprises 9 retail units and surface car parking with the proposed additional development situated to the eastern side of the existing premises adjoining Dealz. The centre is currently occupied by a mix of retailers such as Star Buys, Dealz, Maxi Zoo and Eddie Rockets.

## Rates

Approx. €6,083.60 per annum.

## Service Charge

Approx. €3,975.27 per annum.

## The Opportunity

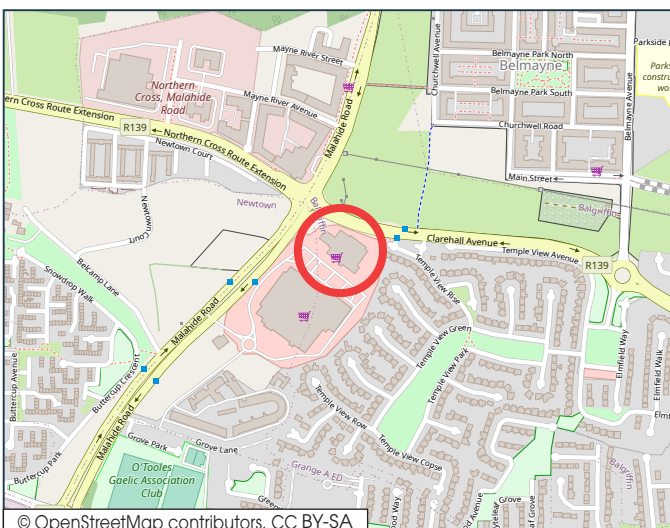
The approximate gross internal floor area is as follows;

Description	Sq.ft.	Sq.m.
<b>Total Gross Internal Floor Area</b>	<b>1,598 sq.ft.</b>	<b>148 sq.m.</b>

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

## Viewing

Strictly by appointment with the sole Letting Agent.



## Contact

For further information or to view please contact;  
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## GVA Donal O Buachalla

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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.