

**\*PRIME SHOP LEASE FOR SALE\***  
**SUBJECT TO RELOCATION**

## DUBLIN UNIT 66, LIFFEY VALLEY SHOPPING CENTRE

### Location

Liffey Valley shopping centre is one of Ireland's leading shopping destinations. With over 99 tenants including fashion, restaurants and beverage and a vue 14 screen multiplex cinema.

The unit occupies a prime position, between the centre of the mall and the anchor tenant Marks and Spencer. Other nearby retailers include **Topshop** and **Topman**, **Moss**, **Oasis** and **Diesel**.

### Accommodation

The unit provides the following approximate net internal floor areas:-

Gross Frontage	7.24 m	24' 4"
Net Frontage	6.45 m	21' 2"
Internal Width	6.96 m	22' 10"
Depth	29.08 m	95' 5"

Retail Unit	195.09 sq m	2,100 sq ft
Total	195.09 sq m	2,100 sq ft

(Interested parties are advised to verify these areas on site by prior appointment).

### Tenure

The property is available by way of an assignment of the existing 22 year and 4 month lease expiring 30<sup>th</sup> October 2023.



### Rent

€346,000 per annum exclusive

### Premium

Substantial incentives available subject to covenant strength.

### Rates

Rateable Value	€165,000
Rates Payable (18/19)	€45,045

(Interested parties are advised to verify these figures with South Dublin county Council +353 1 414 9099).

### Legal Costs

Each party is to be responsible for their own legal costs.

### Viewing

Viewings can be carried out as a shop customer but **Staff are unaware** of the pending relocation. Therefore back of house viewings are strictly by prior appointment through joint sole agents **Harper Dennis Hobbs** or **BNP Paribas**:

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