



Royal Canal Park



FOR SALE/TO LET

Retail Units

Royal Canal Park,
Dublin 15

Lisney

Location & Connectivity

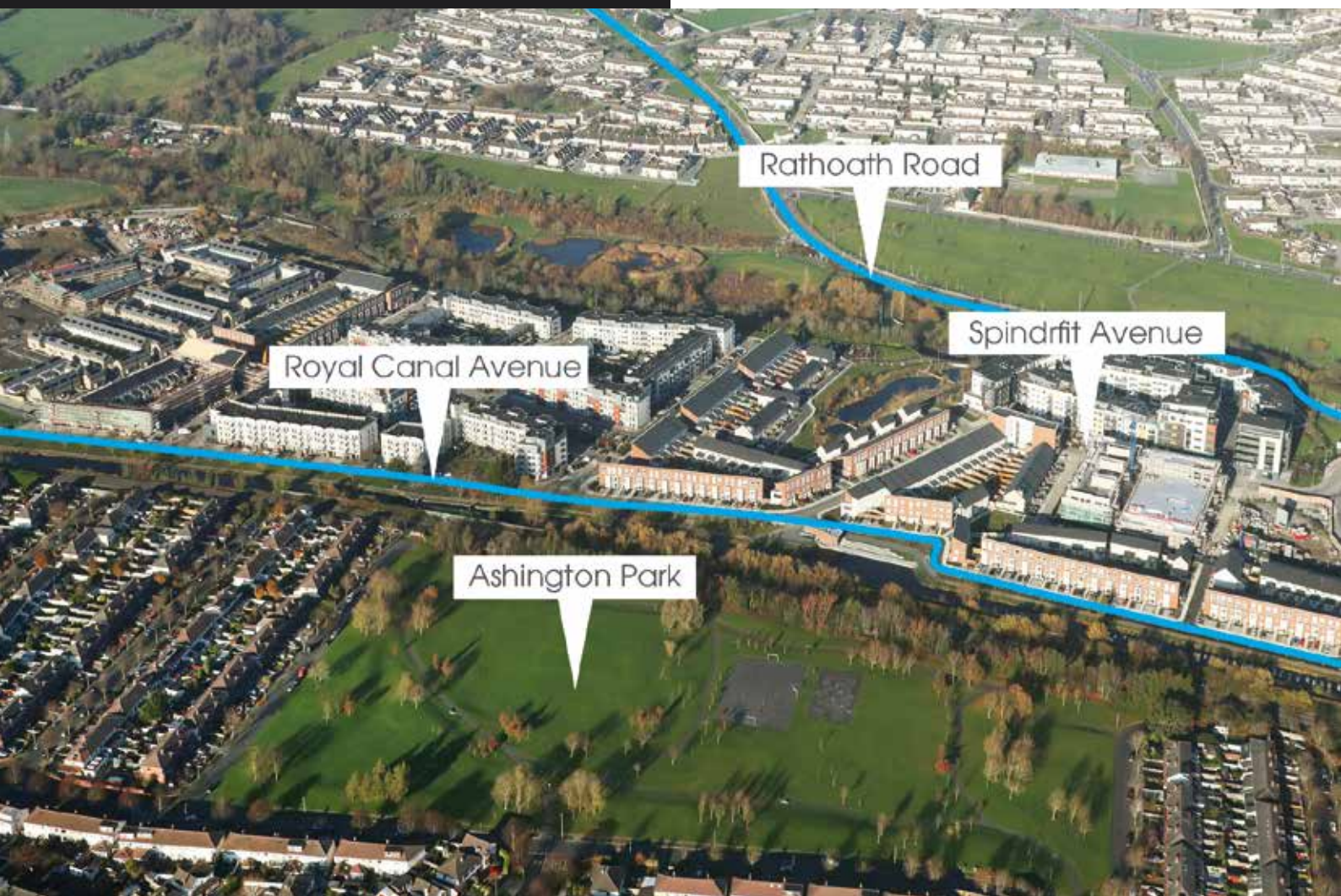
Royal Canal Park is a superb urban quarter situated in a highly accessible location close to Ashtown, Dublin 15. Located on the banks of Dublin's Royal Canal, this new urban quarter is situated at the junction with Ballyboggan Road and Rathoath Road, approximately 7 km north-west of Dublin city centre. Royal Canal Park is also in close proximity to the Navan Road providing ease of access to the M50 and Dublin city centre, making the development a highly attractive location for those working or commuting into the city centre or close to the M50 ring road. Dublin bus provides bus services into the city centre and the Luas Cross City service connects Broombridge rail station (approx. 1.6 km from Royal Canal Park) to the city centre.



Unit 2 Meridian Court, Spindrift Avenue



Unit 5 Zenith Court, Spindrift Avenue



Lifestyle

Royal Canal Park and the surrounding area has a broad range of retail, educational and leisure amenities close by including schools, gyms, sports clubs and Dublin's largest closed park, Phoenix Park which is situated approximately 2 km from the development.

A vibrant mix of apartments, terraced, semi-detached and detached houses in Royal Canal Park cater for a rapidly expanding population. The main spine road into the development, Spindrift Avenue provides for four retail units of various sizes to cater for a mix of retail uses. These retail uses will provide much needed retail amenities for the residents of the area and those visiting Royal Canal Park.



Unit 6 Zenith Court, Spindrift Avenue



Unit 7 Block B, Spindrift Avenue

The Opportunities

Located alongside Aldi and Romayo's Diner, a mix of ground floor retail units have been provided to suit a variety of retail uses in the development, including; convenience store, pharmacy, hairdresser, beautician, drycleaners, off licence, bookmakers, florist, interior and health food shops.

Unit No.	Block	Address	Sqm	Annual Rent	Service Charge Per Sqm	Price
Unit 2	Meridian Court	Spindrift Avenue	180	€38,000	€12.90	€325,000
Unit 5	Zenith Building, Block A	Spindrift Avenue	75	€20,000	€12.90	€190,000
Unit 6	Zenith Building, Block A	Spindrift Avenue	88	€23,000	€12.90	€225,000
Unit 7	Block B	Spindrift Avenue	90	€25,000	€12.90	€225,000
-	Medical Centre	Magellan Crescent	146	€32,000	€12.90	€270,000

All intending purchasers/occupiers are specifically advised to verify all floor areas and undertake their own due diligence.

Opportunity

The units are available for sale or to let on new lease terms subject to five yearly rent reviews.

Timing

The units are ready for tenant fit-out and immediate occupation.

Accommodation

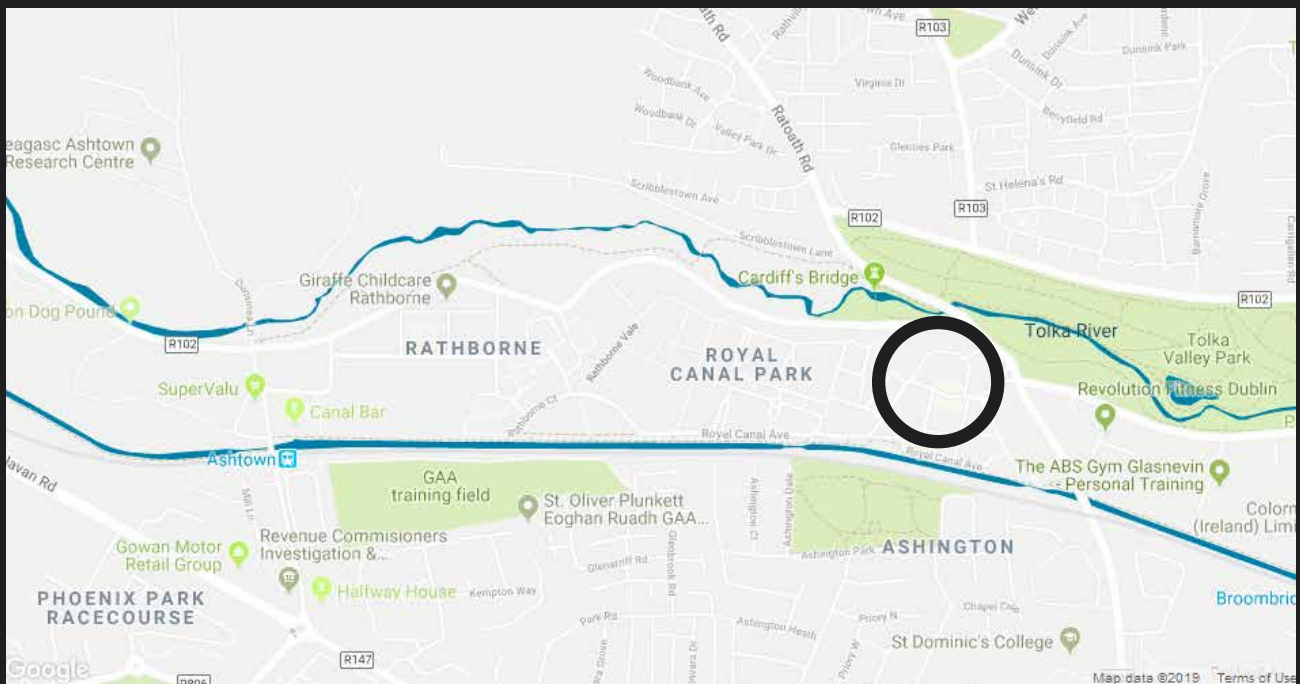
The units will be handed over in developer's shell specification ready for tenant fit-out.

Service Charge

Commercial rates will apply.

For Further Information, Contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

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