

FOR SALE BY PRIVATE TREATY

The Village Centre and River Centre

RATHBORNE | ASHTOWN | DUBLIN 15



- Approx. 3,601.4 sqm. (38,765 sqf.) of commercial property in a town centre development
- Prime suburban retail investment opportunity in built of suburb of ashtown adjacent to Castleknock
- Passing rent of approx. €996,710 p.a.
- Excellent public transport - adjacent to Ashtown train station and the N3 Navan Road
- Overlooking the Royal Canal and cycle/walkway
- A good mix of 24 local convenience shops anchored by Supervalu (not part of sale)
- The Lockkeeper Bar, Geisha Restaurant, Lloyds Pharmacy, Spar, Giraffe, Douglas & Kaldi Café, Phoenix Dental, The Run Hub, McDonnell & Co. Solicitors, Brennan Property Consultants, and more
- Potential to increase rent by renting out four vacant retail units
- Weighted average unexpired lease term Wault of nearly four years
- A detailed tenancy schedule and access to the property dataroom is available upon application



ROBERT COLLERAN
PROPERTY CONSULTANTS

Robert Colleran Property Consultants Ltd.,
Prosperity Chambers,
19 - 22 Baggot Street Lower, Dublin 2.

Tel: 00 353 87 290 6849
Email: robert@robertcolleran.com
Licence No: 004367-008743