

Excellent Retail Opportunity



# To Let

## Unit 10A The Courtyard Shopping Centre Newbridge Co Kildare



- High-profile location in the Courtyard Shopping Centre with dual frontage.
- Established shopping centre in the heart of Newbridge adjacent to Whitewater Shopping Centre.
- Total floor area of 147 sq m with 87.3 sq m on the ground floor and 59.6 sq m on the first floor.
- Anchored by TK Maxx & Dealz. Other retailers include Vodafone, Gamestop, O'Brien's and 3.
- Excellent car parking with over 850 spaces.

### Location

The Courtyard Shopping Centre occupies an excellent location in the heart of Newbridge town centre. It is situated adjacent to Whitewater Shopping Centre. The subject unit enjoys a high-profile location fronting the Main Street and The Courtyard. Adjacent occupiers include Eddie Rockets and Benetton.

Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that: - (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.



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## Description

The scheme is anchored by TK Maxx who trade from a 25,000 sq ft unit. Other key retailers include Dealz, O'Brien's Fine Wines, Gamestop, Vodafone, 3 and Eddie Rockets. The Courtyard has a large surface and multi storey car park with approximately 850 spaces.

The subject unit which is rectangular comprises 87.3 sq m of retail on the ground floor with 59.64 sq m of ancillary space on the first-floor. The unit which has frontage to Main Street and the Courtyard Shopping Centre.

## Accommodation

### Unit 10A

Floor	Use	Sq M
Ground	Retail	87.32
First	Retail / Store	59.64
<b>TOTAL</b>		<b>146.9</b>

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.

## BER Cert

C2

## Service Charge

We understand the 2018 service charge is €6,710.

## Rates

We understand the 2018 rates are €6,940.

## Rent

On application

## Viewing

Strictly by appointment only with the letting agents.

For further details please contact:



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## GOAD Plan Courtyard Shopping Centre



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