

Excellent Retail Opportunity

# To Let

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

HWBC 



- 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 169.9 sq m with 98.5 sq m on the ground floor and 71.4 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 Paul Byron Shoes.

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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 98.5 sq m of retail on the ground floor with 71.4 sq m of ancillary space on the first-floor. The unit which has frontage to Main Street and the Courtyard Shopping Centre.

## Accommodation

### Unit 10B

Floor	Use	Sq M
Ground	Retail	98.5
First	Retail / Store	71.4
<b>TOTAL</b>		<b>169.9</b>

accuracy of the floor areas by measuring or otherwise.

## BER Cert

C2

## Service Charge

We understand the 2018 service charge is €7,012.5.

## Rates

We understand the 2018 rates are €6,625.70

## 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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