

## Dun Laoghaire Shopping Centre Unit 114/7-9 Level 1

BER C1

125.4 sq m



### DUN LAOGHAIRE SHOPPING CENTRE

Located in the heart of Dun Laoghaire, the centre occupies a prime pitch on the corner of Marine Road and Georges Street Upper. The centre extends over three levels and includes a multi-storey car park. Significant refurbishment was carried out in 2009 and the centre boasts 80 retail and restaurant units.

The shopping centre serves an affluent population base including the suburbs of Dalkey, Blackrock, Monkstown, Killiney and Foxrock.

### WHY LOCATE YOUR BUSINESS HERE?

- 1 LOCATION**  
Prime location in Dun Laoghaire Town Centre
- 2 ACCESSIBILITY**  
5 minute walk to DART Station  
Bus routes 7, 45A, 46A, 59, 75, 111 outside the centre  
250 On-site car spaces
- 3 LEADING TENANTS**  
Supervalu  
New Look  
Peter Mark  
Lifestyle Sports
- 4 SPACE**  
Range of unit sizes available on flexible lease terms



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TO LET

RETAIL



## JOIN THESE LEADING BRANDS



## DEMOGRAPHICS

- ◆ Core catchment area of 100,000 residents\*
- ◆ 26% of core catchment aged between 29 and 39\*
- ◆ 57% of core catchment in social classes A, B and C - compared to 32% national average\*

\*Figures taken from 2011 Census and CSO data bank, analysed by Amarach Research Consulting

## LOCAL OCCUPIERS

- ◆ Tesco
- ◆ Dunnes Stores
- ◆ Easons
- ◆ Meadows & Byrne
- ◆ Nandos
- ◆ Starbucks

## UNIT 114 / 7-9 LEVEL 1

- ◆ Adjacent to SuperValu, Lifestyle Sports & BB's
- ◆ Bright regular shaped unit
- ◆ Pedestrian access from Marine Road
- ◆ 125.4 sq m (1,350 sq ft)
- ◆ BER Rating C1

## LEASE TERMS & CONDITIONS

- ◆ Flexible lease terms
- ◆ Rent on application
- ◆ Service charge of c.€100 per sq m (c.€9.50 per sq ft) per annum
- ◆ Local Authority Rates on application



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