

# Mervyn Feely & Associates

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## ***RETAIL INVESTMENT OPPORTUNITY***



### **UNITS 3 & 4, SWORDS RETAIL CENTRE, SWORDS, CO. DUBLIN**

- **Excellent Retail Investments.**
- **Lot 1: Unit 3 Irish Cancer Society.**
- **Lot 2: Unit 4 McNamara Pharmacy.**
- **Centrally located in Swords with large established residential catchment**
- **Available in one or two lots**

## **Lot 1: Unit 3, Ground Floor Level, Swords Retail Centre (Irish Cancer Society)**



<b>TENANT:</b>	<b>Irish Cancer Society</b>
<b>TENANCY:</b>	<b>New 10-year lease with 5-year break.</b>
<b>LEASE RENT:</b>	<b>€42,000 per annum.</b>
<b>ACCOMMODATION:</b>	<b>Approx. 141sq.m (1,517sq.ft).</b>
<b>AMV:</b>	<b>€550,000</b>

## **Lot 2: Unit 4, Ground Floor Level, Swords Retail Centre (McNamara's Pharmacy)**



<b>TENANT:</b>	<b>McNamara's Pharmacy.</b>
<b>TENANCY:</b>	<b>Under Negotiation.</b>
<b>LEASE RENT:</b>	<b>Under Negotiation.</b>
<b>ACCOMMODATION:</b>	<b>Approx. 135sq.m (1,450sq.ft).</b>
<b>AMV:</b>	<b>€650,000</b>



## **LOCATION:**

**These properties are located in Swords Town Centre, on a pivotal corner position at the junction of Dublin Road and Forest Road.**

**The scheme is almost opposite the Swords Central Shopping Centre anchored by Penney's which connects with The Pavilions Shopping Centre anchored by Dunnes Stores and Superquinn.**

**Swords is located 12kms north of Dublin City Centre, 6.5kms from the M50 and 5kms from the Airport. Swords has an extensive residential population of approximately 240,000.**

**Fingal County Council Headquarters are located close-by.**

## **DESCRIPTION:**

**This retail investment comprises two separate tenants situated on the ground floor of a two-storey scheme with residential overhead.**

**There is customer car-parking to the rear.**

## **TITLE:**

**Good Marketable Title.**

## **VIEWING:**

**Strictly by Appointment.**