Mervyn Feely & Associates
Chartered Surveyors, Estate Agents & Valuers
1st Floor, 2 Trimleston Avenue, Booterstown, Co. Dublin | **Tel:** (01) 2196680 | **Fax:** (01) 2196676 | **Mobile:** 086 811 7587 | **Email:** mervynfeely@eircom.net

RETAIL INVESTMENT OPPORTUNITY

UNITS 3, 4 & 5, SWORDS RETAIL CENTRE, SWORDS, CO. DUBLIN

- **Excellent Retail Investments.**
- **Lot 1: Unit 3 with BWG.**
- **Lot 2: Unit 4 McNamara Pharmacy.**
- **Lot 3: Unit 5 Eddie Rockets - RESERVED**
- **Centrally located in Swords with large established residential catchment**
- **Available in one or more lots**

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Lot 1: Unit 3, Ground Floor Level, Swords Retail Centre

TENANT:	**Triode Newhill LHP Ltd Guarantee BWG Foods**
TENANCY:	**Let on a 25 x 5 year FRI Lease from 14th July 1996 with upward only rent reviews. Next review 2016. Expires 2021.**
LEASE RENT:	**€72,000 per annum.**
PASSING RENT:	**€57,600PA**
ACCOMMODATION:	**Approx 141sq.m (1,517sq.ft).**
NOTE:	**This shop is Sub Let to the Irish Cancer Society.**
AMV:	**€550,000**

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

TENANT:	**McNamara's Pharmacy.**
TENANCY:	**Let on a 25 x 5 year FRI Lease from 30th September 1996 with upward only rent reviews. Next Review 2016. Expires 2021.**
LEASE RENT:	**€59,000 per annum.**
PASSING RENT:	**€50,150PA**
ACCOMMODATION:	**Approx 135sq.m (1,450sq.ft).**
AMV:	**€700,000**

Lot 3: Unit 5, Ground Floor Level, Swords Retail Centre (Eddie Rockets)

TENANT:	**T/A Eddie Rockets. Guaranteed.**
TENANCY:	**Let on a 25 x 5 year FRI Lease from 31st August 1995 with upward only rent reviews. Next Review 2015. Expires 2020.**
LEASE RENT:	**€90,000 per annum.**
PASSING RENT:	**€76,500PA**
ACCOMMODATION:	**Approx 186sq.m (2,000 sq.ft).**
AMV:	**Reserved**

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 Penneys 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 three household names 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.