

# millfield shopping centre







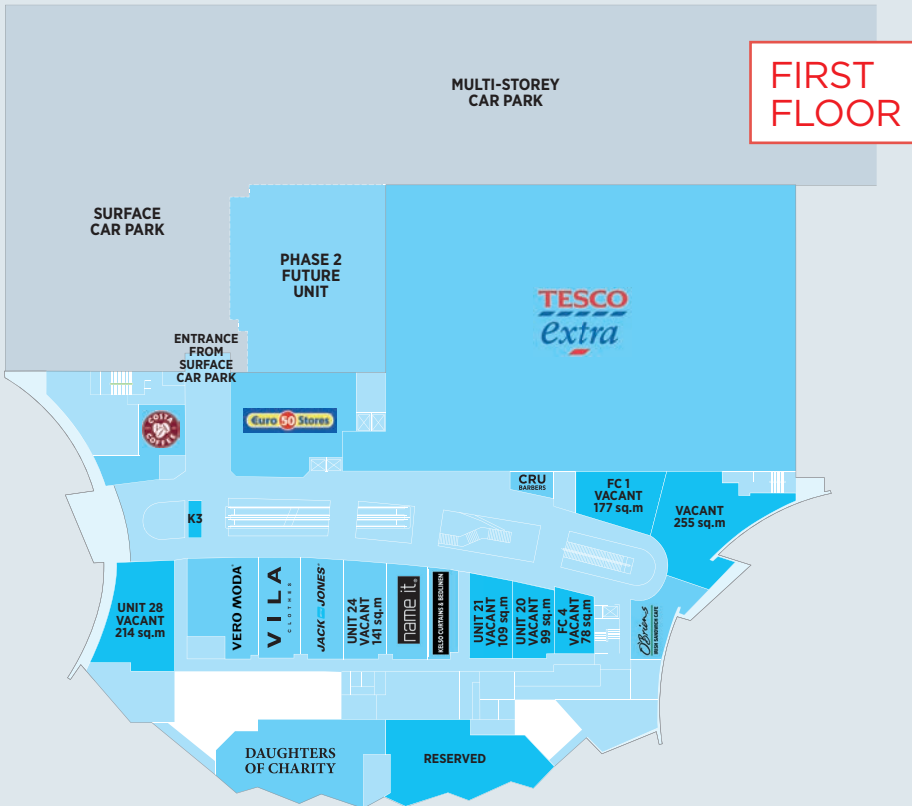
## EXECUTIVE SUMMARY

Millfield Shopping Centre in Balbriggan is a modern shopping centre which offers over 30 retail units and a dedicated food court, a McDonalds drive-thru restaurant and is anchored by a 100,000 sq ft Tesco Extra, one of the largest Tesco stores in Ireland. The main occupiers in the centre include Costa, Boots, Holland & Barrett, Specsavers, Euro 50 Store and many more.

## LOCATION

Millfield offers its customers an easy, relaxing and enjoyable shopping experience due to its modern environment and over 952 free car parking spaces. The centre is located in a commanding and highly visible position on the Naul Road, adjacent from the existing Town Centre which is located 1 km away. It also benefits from excellent access of the upgraded local road network which connects the shopping centre to the nearby M1, Exit 6 which has 50,000 road users at this point per day.





## DESCRIPTION

Millfield Shopping Centre opened its doors in 2011 and has grown in strength over the past few years, with an excellent retailer line up and opportunities for many more. Balbriggan is a fast growing region with three new schools being constructed in the immediate surrounding area of the centre which will accommodate to 1,750 children and provide further growth potential of this region. Millfield is the only shopping centre facility in the town that shoppers are offered such variety, choice and value. The centre is spread over the ground floor and first floor, with parking in the basement and surface car

parking on the first floor, as well as a multi-storey car park to the rear. The extending glass façade at both the front and rear entrances where the food court is located provides extensive natural light to the centre and panoramic views over Balbriggan and northwards to the Mournes. The centre is anchored by Tesco Extra, other key retailers include, Tesco, O'Briens Sandwich Bar, Boots, Boston Barber, Carphone Warehouse, Holland & Barrett, Euro 50 Store, Cuddles Pet Store, Gleasons Butchers, Vero Moda, Vila, Name It, Specsavers and many more.





**VIEWINGS:** All viewings are strictly by appointment through the joint letting agents.

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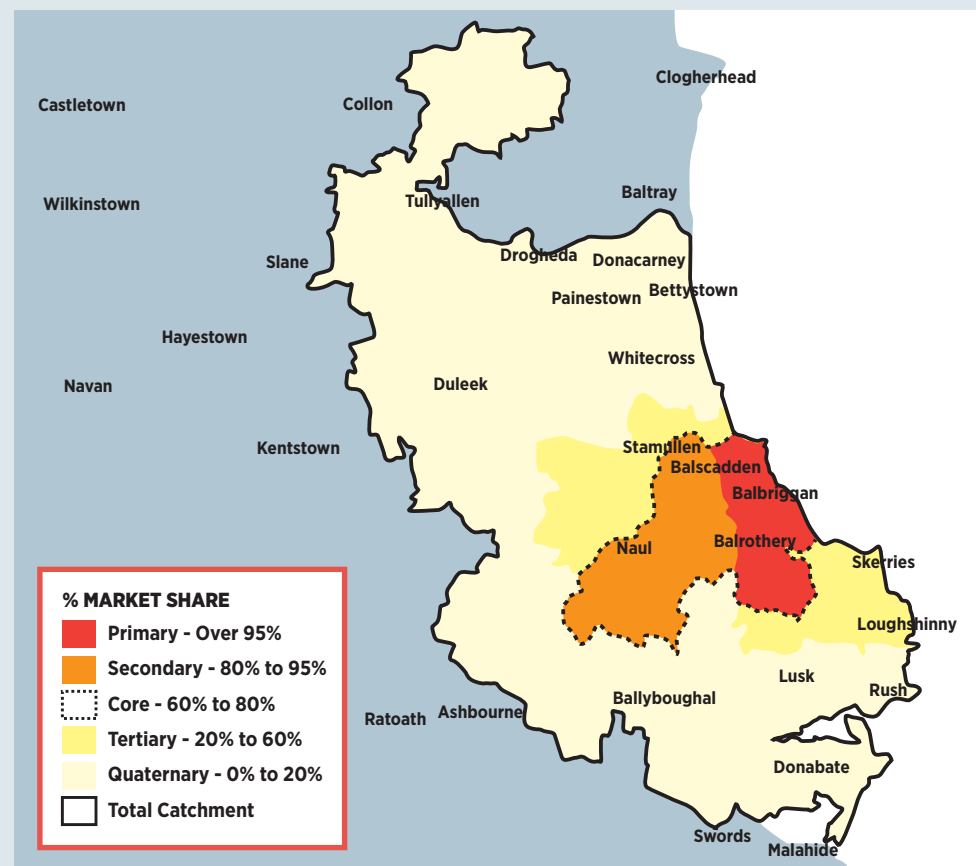
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## CATCHMENT AREA

Millfield has an extensive catchment that stretches to Drogheda and Tullyallen in the north due to the good transport links of the M1 motorway, and down to Swords and Malahide, including Donabate in the south, with 130,000 people residing within Millfield's total catchment area. Millfield retains a market share of 39% across its core catchment, including a 41% share of its Primary catchment, achieving the strongest market share across its Core catchment. In its immediate area, around Balbriggan, market shares surpass 40%.

Source: CACI 2014



Conditions to be noted: **1.** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. **2.** The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. **3.** All descriptions, 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 purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. **4.** In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. **5.** The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. **6.** Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. **7.** The Vendor reserves the right not to accept the highest or any offer made.