

# TO LET BY WAY OF NEW LEASE

## PRIME RETAIL PARK OPPORTUNITY

Unit 3 Blackwater Retail Park, Navan



### Schedule of Accommodation

The units comprises the following -

Description	Sq. M	Sq. Ft.
Ground	1,055.6	11,363
<b>TOTAL</b>	<b>1,055.6</b>	<b>11,363</b>

Full planning permission for sub-division to provide –

Description	Sq. M	Sq. Ft.
Unit 3a	470	5,059
Unit 3b	589	6,340

### Service Charge

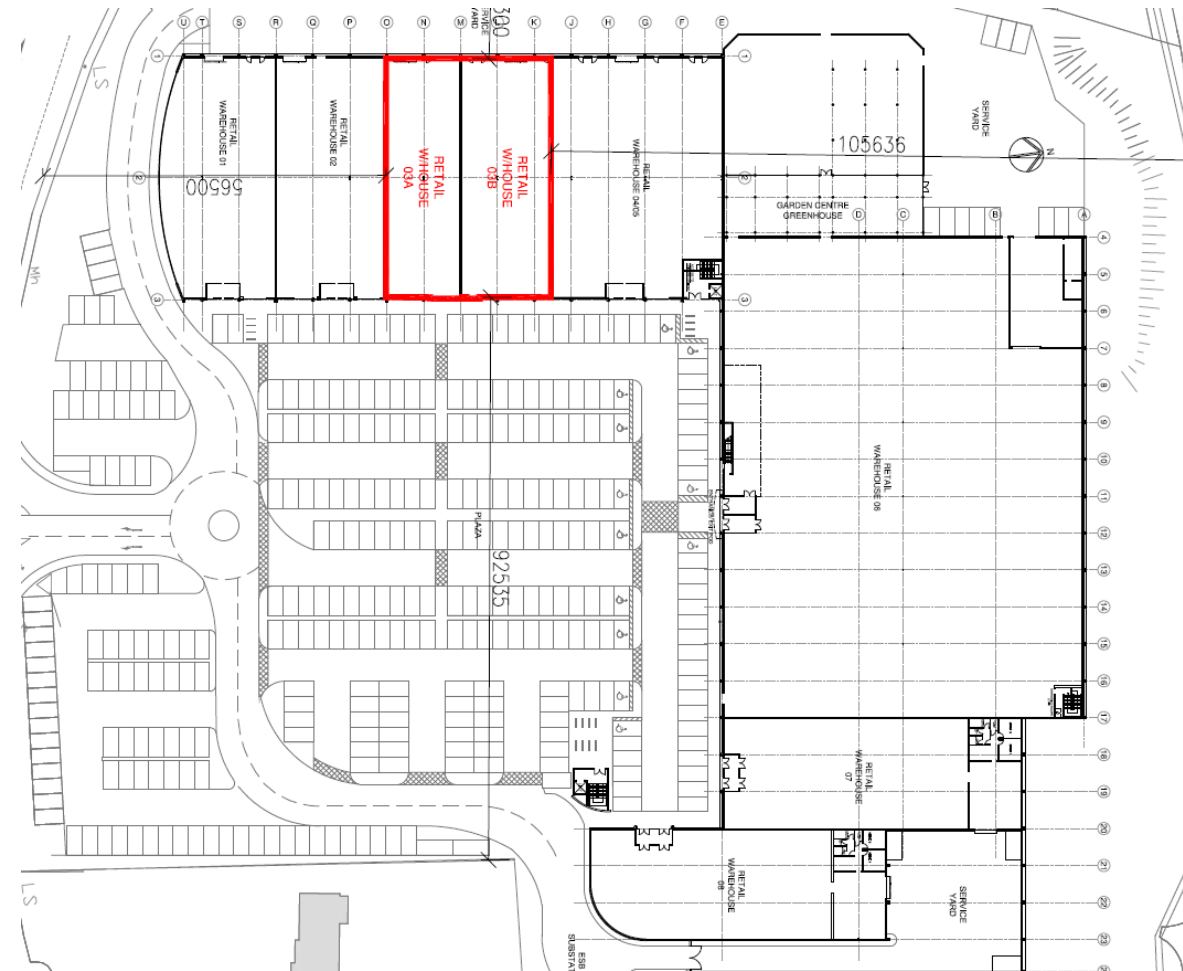
The service charge payable for the unit for 2018 are €13,700

### Commercial Rates

We understand the rates payable to the Local Authority for 2018 are €22,000.

### VAT / Stamp Duty

The proposed Tenant will be liable for any VAT/Stamp Duty arising from the transaction.



### BER Certificate

Full details available upon request.

### Viewing

Strictly by appointment with the sole letting agent Cushman & Wakefield.

Conditionsto be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.  
PSRA Registration Number: 002222.

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### Key Features

- Planning lodged for open retail use
- Option to split the unit to suit a variety of uses
- Within 1 hour drive of Dublin City Centre easily accessed by the M2 & M3 motorways
- Short walk from Navan Town Centre
- Notable occupiers include Woodies Superstore, DID Electrical, Choice, Ben Dunne Gym & Harry Corry

### Contact

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