

# For Sale: Single Retail Unit

3 Sutton Cross Shopping Centre, Sutton,  
Dublin 13



## Property Highlights

- Located in the heart of Sutton Village, adjacent Peter Mark, EBS and opposite Super Valu and McCartans Pharmacy
- The property comprises a mid-terrace ground floor retail unit which forms part of Sutton Cross Shopping Centre.
- The property extends to 62.33 sq m (671 sq ft) in total.
- Full vacant possession available and unit in good condition throughout
- Benefits from strong frontage onto Howth Road with car parking space to the rear.

## Contact

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PSRA No. 00222

## Location

This property is positioned in the affluent Sutton Village located in Sutton Cross Shopping Centre. The Centre is located at the junction of Sutton Cross which links Howth to Dublin.

Adjoining occupiers include Peter Mark, EBS Sutton along with Super Valu, Sherry FitzGerald and McCartans Pharmacy located opposite the premises. Marine Hotel is located to the rear of the centre.

The property has good frontage onto the busy Howth Road and benefits from strong footfall. There is a wealth of amenities and transport links at a premium between the Sutton DART link and numerous Dublin bus routes.

## Description

The property provides a ground floor unit comprising retail space to the front with storage and staff facilities to the rear including a WC. There is also one staff parking space located to the rear which accompanies the unit along with a number of shared customer spaces.

The centre is a mixed use commercial development comprising ground floor retail units along with a gym and Chinese restaurant on the first floor.

The subject property extends to approx. 62.33 sq m (671 sq ft) and is in good condition throughout with carpeted floors, suspended ceilings and spot lighting. There is also an Air conditioning/heating system.





## Rates

We understand that the 2019 Rates payable are €4,455.

## Service Charge

The Service Charge payable on the unit is €2,600.

## Schedule of Accommodation

Floor	Sq M	Sq Ft
<b>TOTAL</b>	62.33 sq m	671 sq ft

*Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.*

## BER details



BER Range: G – E2

BER No. 800642308

Energy Performance Indicator: 236.81 kgCO<sub>2</sub>/m<sup>2</sup>/yr 2.34

## Tenure

Property to be sold with vacant possession.

## Guide Price

Seeking offers in excess of €280,000

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