

**TO LET**

## **CLAREMONT, HOWTH, CO. DUBLIN**

### **Property Highlights**

- Excellent retail opportunity in Block D of the new Claremont development in Howth.
- Café Unit 86 sq m (925 sq ft)
- Restaurant Unit 237 sq m (2,551 sq ft)
- Retail Unit 600 sq m (6,458 sq ft)
- Quoting rent available on enquiry.

### **Property Description**

The Claremont development has been designed to accentuate views of all that Howth has to offer overlooking St Mary's Church and Deer Park as well as uninterrupted sea views.

It will house 512 apartments, a 240 sq m creche and over 2,690 sq m of retail space spanning over multiple blocks along the seaside.

The Civic Plaza will be a vibrant area of public open space with shops, a café and a restaurant, linking the seaside walkway to Howth Road. The Western Parkland will be converted into a public park which will continue to Baltray Park.



### **Contact**

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## Location

Claremont is prominently located between Howth Road and Claremont Strand.

It is a five-minute walk to Howth Village. The DART station can be reached in less than 5 minutes and there is a Dublin Bus stop outside the property, both providing easy access to the city centre, surrounding suburbs, South Dublin and Wicklow.

## Schedule of Accommodation

Unit	SQM	SQFT
Café	86	925
Restaurant	237	2,551
Retail	600	6,458

## Insurance

The insurance is TBC.

## Service Charge

The service charge is TBC.

## Commercial Rates

The commercial rate is TBC.

## Quoting Rent

The quoting rent available on enquiry.

**BER:** Exempt



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