

Unit F, Swan Centre, Rathmines

Summary



Fully fitted medical practice located on the first floor

Finished to a high specification

F.P.P for medical use

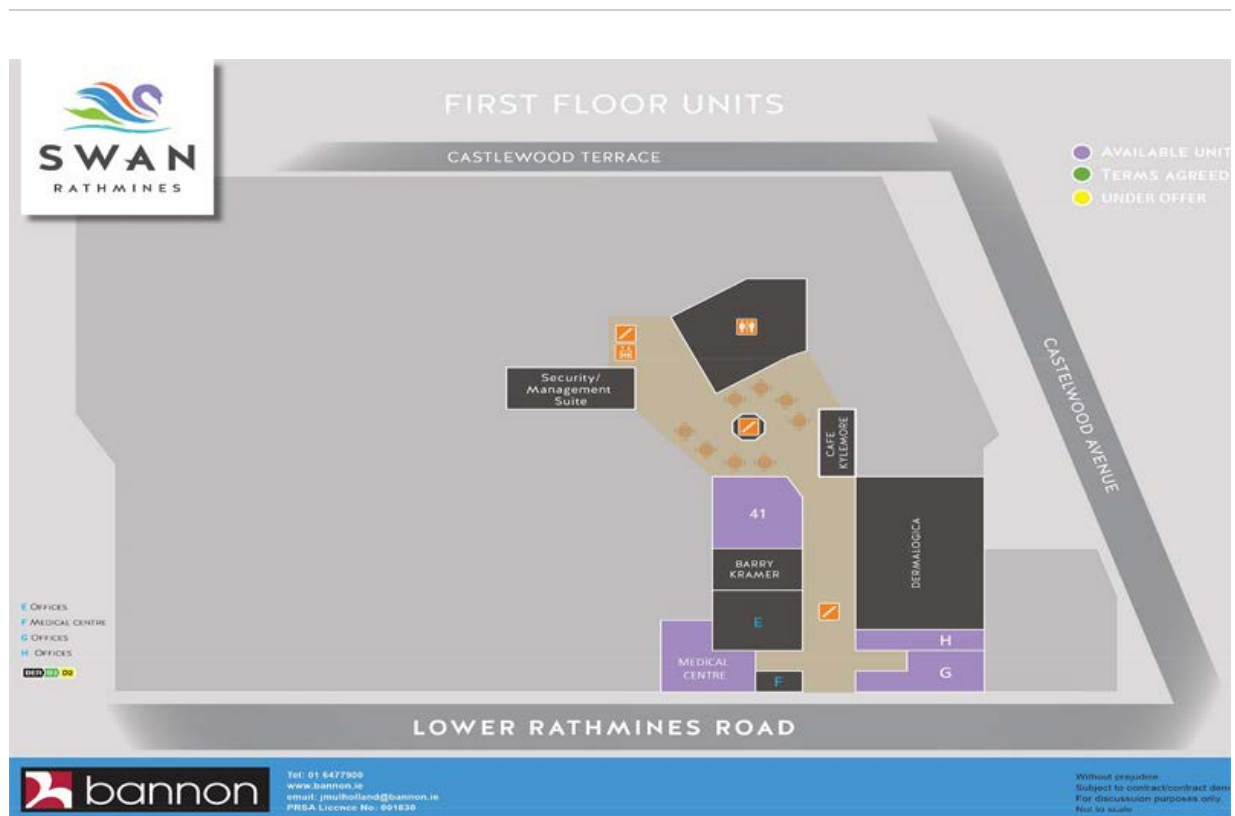
Gross Internal Area of c. 105 sq.m (1,134 sq.ft)

BER Rating: Available upon request

Neighbouring occupiers include Dermalogica, Dentist Barry Cramer and Life Pharmacy

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Scheme



www.swan.ie

Established Shopping Centre in the heart of Rathmines Village.

Anchored by Dunnes Stores and Omniplex with over 30 units.

Two level mall.

Retailers include Tiger, Holland and Barrett, Bookstation, Life Pharmacy and The Hopsack. Food offerings include Starbucks, McDonalds, Tolteca, The Art of Coffee and Thunders Bakery. 199,766 people within a 2 mile catchment area.

Immediate catchment area extends to Ranelagh, Rathmines, Rathgar, Terenure, Donnybrook and Sandymount.

Newly renovated car park with 327 spaces.

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Unit



Unit

Unit to be handed over benefiting from a full fit out

Purposely fitted to accommodate medical use

First floor unit extending to approximately 105 sq.m (1,134 sq.ft)

[View scheme floor plan](#)

Lease

Available to let immediately by way of a new lease agreement

Quoting rent upon application

Service charge 2015 - €8,257.04

Local authority rates 2015 - €3,185.08

Viewing

Viewing by appointment only please contact Jennifer Mulholland or Jenny Donnelly

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Location



Location

The scheme is situated on Rathmines Road Lower on the south side of the Grand Canal.

3 kilometres south of the city centre.

Rathmines village has a population of people 36,107 (Source: Census 2011).

Easily accessible from all major transportation links including M50 Motorway, LUAS light rail and Dublin Bus.

Luas stations at Ranelagh and Beechwood (10 minutes' walk from the centre).

199,766 people within a 2 mile catchment area.

84,000 affluent A and B profile catchment within 2 mile radius.

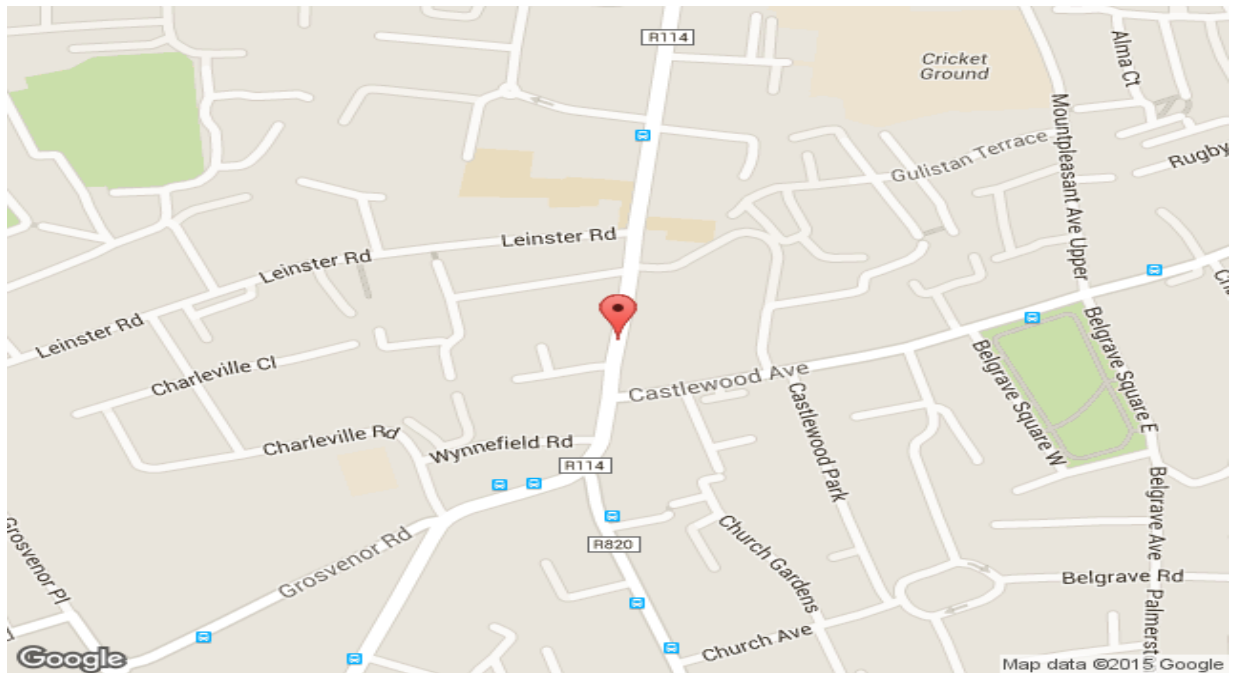
47% of 2 mile catchment aged between 20-39.

26,747 students within a 2 mile radius.

Core market for the centre lives within 20 minute walk and a two mile drive of the centre.

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Streetview



Jennifer Mulholland
+353 (1) 6477900
jmulholland@bannon.ie



PSR: 001830-002156



Jenny Donnelly
+353 1 6477900
jdonnelly@bannon.ie



PSR: 001830-004615

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