



DUNGARVAN SHOPPING CENTRE



Strategically Located



Largest town in Waterford



Thriving harbour town on the south coast of Ireland



M9 Motorway located nearby



Population of c. 28,000 people (Census 2011)



Easily accessible to Waterford and Cork cities via the N25



Major tourist destination



Dungarvan Shopping Centre



- Dungarvan Shopping centre is located in the centre of Dungarvan Town
- Accessed via the town centre and main Waterford – Cork Road N25
- Situated at the centre of a larger mixed use town centre scheme
- Prime retail location in the town
- Dominant shopping centre in the catchment
- Frequent repeat customers



Key Facts

i No 1. Shopping centre in the South East

i 77,000 weekly footfall

i 606 car parking spaces

i C. 10,800 sq m of retail accommodation

i Anchored by Dunnes Stores

DUNNES STORES

Lloydspharmacy
Healthcare for life



eason

Paul Byron Shoes
BRANDED FOOTWEAR

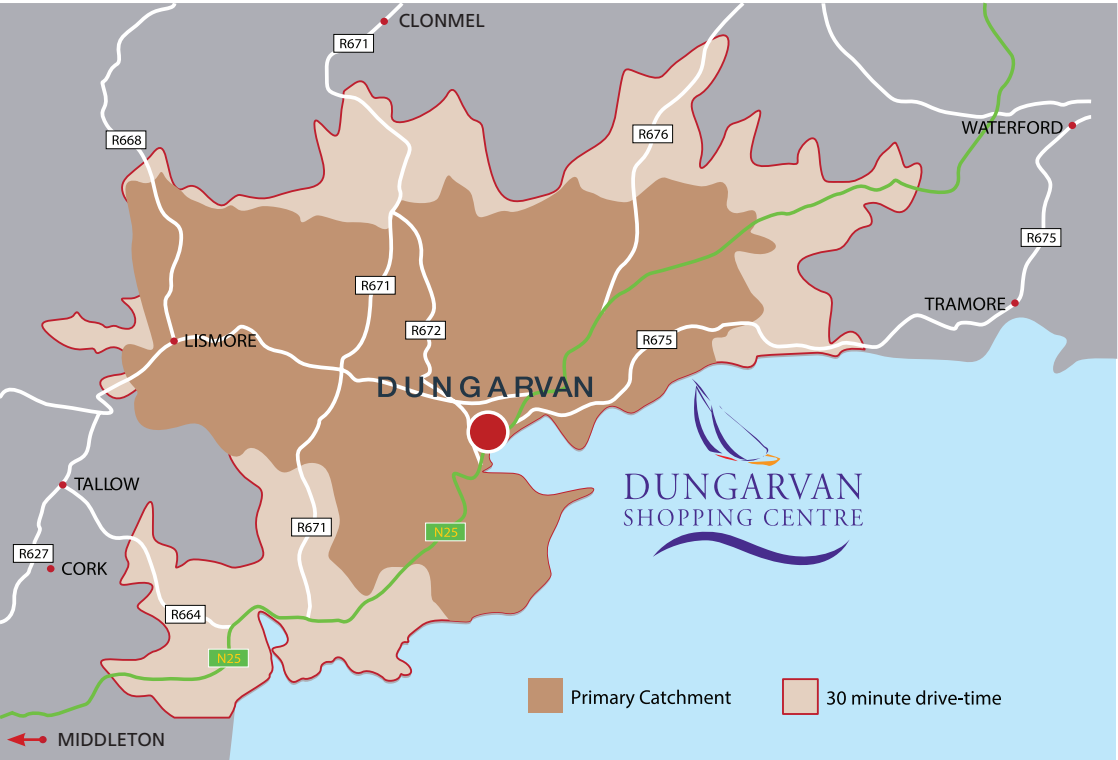
EUROGIANT
top brands for less

GameStop



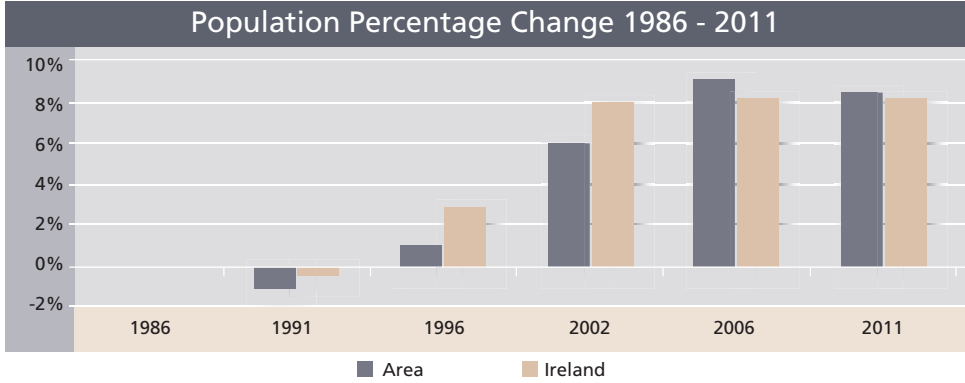
DUNGARVAN
SHOPPING CENTRE

Catchment & Demographics

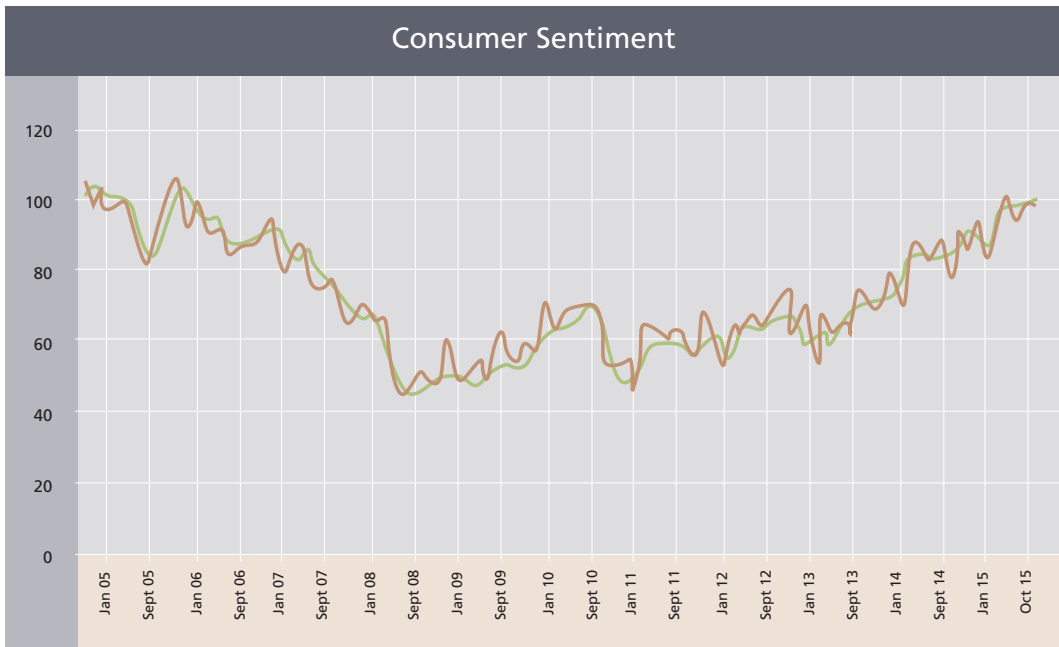


- Core catchment population 27,745 people (Census 2011)
- 49% of population within top tier social class (ABC1)
- Catchment population increase of 8.49% between 2006-2011
- 10,219 households within catchment
- Primary catchment zone for the high frequency grocery consumer capped to the north by Clonmel, the west by Youghal and the east by Tramore

Census	Population	% Increase since previous Census
2002 Census	23,431	5.96%
2006 Census	25,574	9.15%
2011 Census	27,745	8.49%



Catchment & Demographics



— Consumer Sentiment Index — 3 months moving average

Monthly consumer sentiment index rising to 101.3 in October 2015 in line with 2006 figures



Consumer sentiment improving as fear of unemployment dissipates



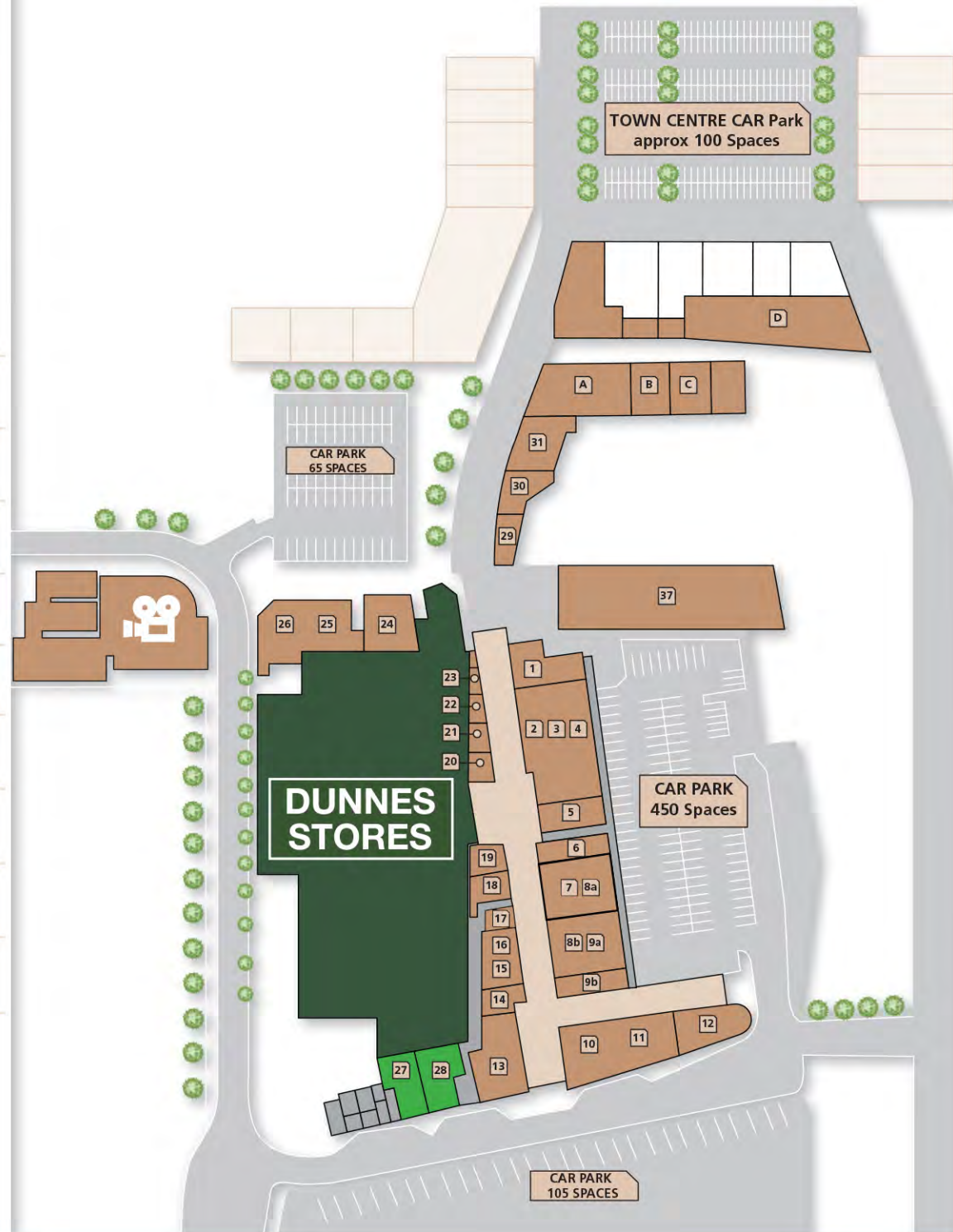
Increased level of disposable income nationally influencing consumer spending



Consumer confidence has returned to levels similar to early 2006



Anchor	DUNNES STORES	18	THE BUTCHER'S BLOCK
1	sports SAVERS	19	
2/3/4	eason	20	<i>Lynch's Green House</i>
5	Hero's	21	
6	GameStop POWER TO THE PLAYERS™	22	 vodafone
7/8A		23	Boston Barber Bars <small>class for men</small>
8B/9A	Carraig Donn	24/24F	
9B	Shanique	25/26	
10	Lloydspharmacy  Healthcare for life	F25/26	<i>Rose Garden Chinese</i>
11/12	Shandon Medical	27	Available
13		28	Available
14		29	<i>Jenny's Beauty Secret</i>
15/16	Paul Byron Shoes <small>BRANDED FOOTWEAR</small>	30	Rainbow Kids
17		31	



New Opportunities



- Available Units
- Reserved Units

Not to scale – for indicative purposes only

Unit 27

Area: 129 sq. m (1,384 sq. ft)

Service Charge: €5,656

Insurance: €409.71

Rates: € 5,317.20

Unit 28

Area: 159 sq. m (1,711 sq. ft)

Service Charge: €6,993

Insurance: €506.51

Rates: Not yet rated





Contacts

Hambleden House,
19/26 Pembroke
Street Lower,
Dublin 2

James Quinlan
+353 (1) 6477900
jquinlan@bannon.ie
PSRA: 001830-002130

Cian Dunne
+353 (1) 6477900
cdunne@bannon.ie
001830-007119



These particulars are issued by the agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the agents, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any 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 themselves (at their own expense) as to their correctness. (c) Neither the agents nor any of its employees have any authority to make or give any representations or warranty in relation to the property All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU0047010 © Government of Ireland.