



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

TO LET

RETAIL & RESTAURANT OPPORTUNITIES

CLEGG COURT

MAIN STREET, SWORDS, CO. DUBLIN



- » Retail, Café, Beauty & Restaurant Opportunities
- » Prominent location on the Main Street with high passing footfall
- » Adjacent to Swords Central & Pavilions Shopping Centre
- » Forms part of substantial new residential development including 134 apartments
- » Available for occupation Q1 2027



LOCATION



Prominently positioned on Swords Main Street, these high-profile commercial units form part of the new Clegg Court residential development. Benefitting from strong levels of passing footfall and excellent visibility, the scheme presents an excellent opportunity for a variety of occupiers.

Swords is one of Ireland's fastest growing towns, with a population exceeding 40,000 people. Strategically located adjacent to the M1 motorway, the town enjoys excellent connectivity to Dublin Airport, Port & City Centre.

DESCRIPTION



Situated at the front of the development, directly on the main street, these commercial units provide occupiers with the opportunity to secure high-quality accommodation in a prominent town centre location. The scheme benefits from a new public plaza linking Swords Main Street with Ward River Valley Park, creating a pedestrian thoroughfare and enhancing the unit's visibility, accessibility and passing trade.

Suitable for a range of uses including retail, medical, food & beverage, and beauty, these units are ideally positioned to benefit from the area's growing population.

FLOOR PLAN



FLOOR AREAS



UNIT	GROUND FLOOR (SQ. FT.)	BASEMENT (SQ. FT.)	TOTAL AREA (SQ. FT.)
Retail Unit 1 & 2	1,883	1,883	3,766
Retail Unit 3 & 4	1,732	1,732	3,464
Café	463	-	463

*Occupiers are advised to undertake their own due diligence, to include measurements

AVAILABILITY



Available for occupation Q1 2027

ANNUAL OUTGOINGS



Rent

Price on Application

Local Authority Rates & Estate Service Charge

TBC

FOR FURTHER INFORMATION PLEASE CONTACT:



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