With a current average weekly footfall of approximately 110,000, City Square Shopping Centre stands out as an exceptional retail scheme.

Lambert Smith Hampton are offering a retailer the opportunity to let various ideally-configured retail, restaurant and café units.

Anchored by Dunnes and Debenhams, the tenant line up comprises international and national retailers including; River Island, JD Sports, Peter Mark, Gamestop, Eircom/Meteor, Holland & Barrett and Specsavers.

This unique retail opportunity includes the demolition of existing exterior units to allow for the development of 1,509 sq.m of prime retail accommodation. City Square shopping centre also presents other retail opportunities.

The current food offering is to be redeveloped allowing for 4 new and improved prime restaurant/café units.
Located in the heart of Waterford City, City Square is laid out over two main retail floors and comprises a two storey Dunnes Stores food and clothing store, a two storey Debenhams Department Store and 34 retail units and kiosks. The Centre has the benefit of direct access to approximately 450 car parking spaces over two basement levels.

City Square Shopping Centre is adjacent to Arundel Square, an area designated for a major urban renewal by Waterford City Council starting in 2017 to reinforce the centre’s positioning as being the centre’s premier retail destination in Waterford.

It is also in close proximity to Penneys which has frontage onto Broad Street but also access from Conduit Lane directly outside the entrance to the centre.

ONE OF THE LEADING SHOPPING CENTRES IN THE SOUTH EAST OF IRELAND.
WATERFORD CITY
AS A RETAIL LOCATION

Waterford is Ireland’s 5th largest city and is the major urban centre and economic capital of the South Eastern region. The city has been designated as a gateway city by the Government under the National Spatial Strategy for Ireland plan.

THE MAJOR URBAN CENTRE AND ECONOMIC CAPITAL OF THE SOUTH EASTERN REGION

Situated approximately 168 kilometres south of Dublin, Waterford is well serviced with transport links including the M9 motorway linking the city to the national motorway network, Inter City train services from Plunkett Station and flights from Waterford Regional Airport. Waterford is also the closest deep water port to mainland Europe.

WATERFORD CITY HAS AN ABUNDANCE OF FESTIVALS THROUGHOUT THE YEAR

Spraoi, Harvest Festival, Tall Ships Race and Winterville are some notable festivals in Waterford.
RETAIL OFFER

Part of the planned redevelopment of City Square Shopping Centre includes the demolition of three existing buildings fronting Arundel Square and the development of two modern retail units comprising a total of 1,323 sq.m.

Unit 9 will comprise 405 sq.m of dual frontage ground floor retail accommodation fronting the newly developed Arundel Square and the mall with 369 sq.m of additional first floor retail accommodation.

Unit 10 will comprise 321 sq.m of ground floor retail accommodation fronting the mall and 228 sq.m of retail at first floor.

UNIT 9
405 SQ.M OF DUAL FRONTAGE GROUND FLOOR RETAIL & 369 SQ.M OF FIRST FLOOR RETAIL

UNIT 10
321 SQ.M OF GROUND FLOOR & 228 SQ.M OF FIRST FLOOR RETAIL
CITY SQUARE WILL PROVIDE AN EXTENSIVE NEW FOOD COURT

Four newly developed café/restaurant units ranging from 52 sq.m to 216 sq.m.
NEW CAFE AND RESTAURANT UNITS WILL MEET THE DEMAND FOR FOOD OUTLETS IN WATERFORD
GROUND FLOOR

- **UNITS AVAILABLE**
  - Unit 7 - 11 sq.m
  - Unit 9 - 405 sq.m
  - Unit 10 - 321 sq.m
  - Unit 15 - 76 sq.m
  - Unit 16 - 80 sq.m
  - Unit 21 - 89 sq.m

- **Glass Mall Units**
  - A - 10.6 sq.m
  - B - 16.4 sq.m
  - C - 8.5 sq.m

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CURRENT OCCUPIERS

<table>
<thead>
<tr>
<th>Unit</th>
<th>Business</th>
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<tbody>
<tr>
<td>1/3</td>
<td>Carrig Donn</td>
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<tr>
<td>4</td>
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<tr>
<td>5</td>
<td>Mulligan's</td>
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<tr>
<td>6</td>
<td>Boston Barber</td>
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<td>To Let</td>
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<td>12</td>
<td>Hallmark Jewellers</td>
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<td>14</td>
<td>Hurst's</td>
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<tr>
<td>15</td>
<td>To Let</td>
</tr>
<tr>
<td>17</td>
<td>Holland &amp; Barrett</td>
</tr>
</tbody>
</table>

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For illustration purposes only. Not to scale. Subject to variation.
FIRST FLOOR

- **UNITS TO LET**
  - Unit 9 - 369 sq.m
  - Unit 10 - 228 sq.m

- **Food Hall**
  - F4 - 83 sq.m

- **Current Occupiers**
  - F1 - Let Agreed
  - F2 - Chopped
  - F3 - Starbucks

For illustration purposes only. Not to scale. Subject to variation.
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1) The particulars set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2) All descriptions, dimensions, areas, uses, references to condition, and necessary permission for use and occupation, and other details are given in good faith, and are believed to be correct, however they are not warranted and intending purchasers should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each one of them. 3) No person in the employ-ment of Lambert Smith Hampton has any authority to make or give representation or warranty whatsoever in relation to these properties.

CONTACT

RENT
On application.

AGENTS
Lambert Smith Hampton
Grafton Buildings
34 Grafton Street
Dublin 2
+353 (0) 1 673 1400
www.lsh.ie

Niall Delmar
ndelman@lsh.ie

Paddy Cormican
pcormican@lsh.ie

Cormac McGuckian
cmcguckian@lsh.ie

Edmund Douglas
edouglas@lsh.ie

Paddy Cormican
pcormican@lsh.ie

Cormac McGuckian
cmcguckian@lsh.ie

Edmund Douglas
edouglas@lsh.ie

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