

**Elliott &
FitzGerald**

(01) 6614403

**Unit 7, Newpark Centre,
Newtownpark Avenue,
Blackrock, Co. Dublin.**

Retail Unit To Let



- PURPOSE BUILT NEIGHBOURHOOD SHOPPING CENTRE.
- GENEROUS CUSTOMER CAR PARKING.
- NET INTERNAL FLOOR AREA OF C. 61.64 SQ.M. (C. 664 SQ.FT.)
- FLEXIBLE LEASE TERMS.
- SUIT A VARIETY OF USES.

COMMERCIAL

11 LOWER PEMBROKE STREET, DUBLIN 2.

Tel: 01-6614403

www.elfitz.ie

LOCATION

Located on the west-side of Newtownpark Avenue, in the sector between Newtown Park and Monkstown Ring Road. The property is situated within this convenient south suburb, a short distance to the north of the N11. Newtownpark Avenue is a busy link road between the Stillorgan Dual Carriageway (N11) and Blackrock Village, carrying large volumes of vehicular traffic.

Adjoining occupiers include Blackrock's Barber Shop, O'Brien's Wines, A-Wash Laundry and Blue Orchid Restaurant.

DESCRIPTION

Comprising a regular shaped ground floor retail unit within a purpose built two-storey neighbourhood centre. The development which fronts onto Newtownpark Avenue offers generous customer car parking facilities to front and rear. The premises has a display frontage of approximately 5 metres.

The accommodation extends to a total net internal floor area of approximately 61.64 sq.m. (664 sq.ft.).

ACCOMMODATION

	Sq. M.	Sq.ft.
Ground Floor		
Retail	57.40	618
Kitchenette	4.24	46
Toilet with wc & whb		
Total Net Internal Floor Area	61.64	664

RENT

On application.

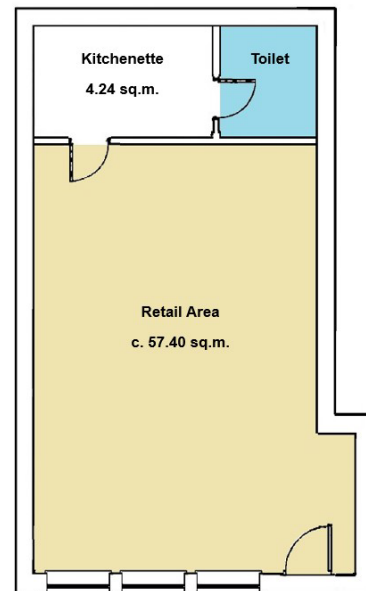
RATES

On application.

LEASE TERM

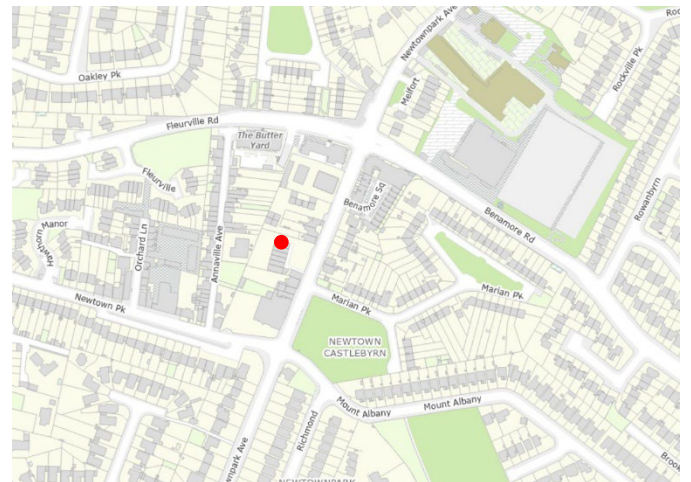
Flexible lease terms available.

FLOOR PLAN



For Identification Purposes Only

LOCATION MAP



BER DETAILS

tbc

VIEWING

Strictly by appointment with sole agent.

CONTACT

For further information contact:
John D. Elliott: johnd@elfitz.ie



01-6614403

Ref: 4730

PSRA License No.: 003298

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.