

For Sale

Prime Retail /
Residential Conversion Opportunity



**MAIN STREET,
BLACKROCK, CO. DUBLIN**



- Two-storey mid-terrace building extending to approx. 68 sq.m (732 sq.ft).
- Most recently occupied as a hair salon and presented in good condition.
- Retail unit with glazed frontage, requiring only light works for reoccupation.
- Feasibility study prepared for conversion to a two-bedroom townhouse.
- Central Blackrock location, close to Frascati Shopping Centre.
- Less than 250 metres from Blackrock DART Station, with excellent transport connectivity.
- Vacant in recent years and available with full vacant possession.



**Hooke &
MacDonald**



LOCATION

The property is situated on Main Street, close to the Frascatti Shopping Centre. This position guarantees consistent passing trade, with Main Street forming the link between both centres and the DART Station.

Blackrock is a proven suburban centre accommodating a mix of national and independent occupiers. Notable names include SuperValu, M&S, Boots, Hatch Coffee, BearMarket Coffee, Little Forest, The Blackrock Cellar and The Wicked Wolf. The strength and longevity of these businesses underline the resilience of the location and provide confidence for new entrants.

Blackrock DART Station is less than 250 metres away and frequent bus services operate along the Rock Road. The area is supported by a substantial and



affluent residential catchment together with established schools such as Blackrock College and Willow Park.

This is one of Dublin's most established suburban trading locations, combining strong local demand, excellent connectivity and long-standing occupier confidence.

[CHECK HERE TO VIEW ON GOOGLE MAPS](#) ←

DESCRIPTION

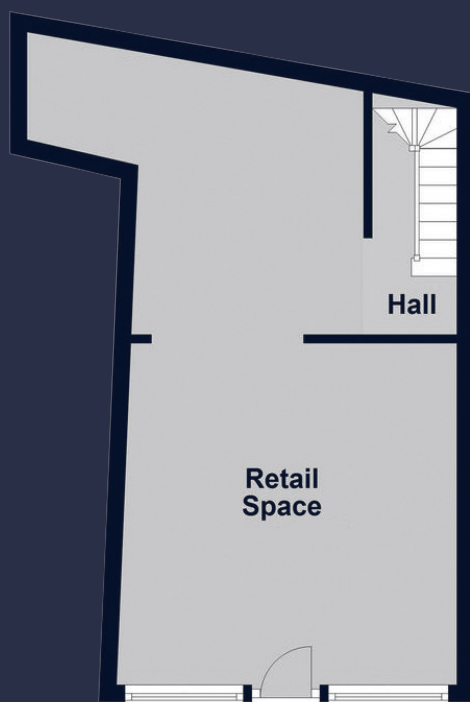
The property comprises a two-storey mid-terrace building extending to approx. 68 sq.m (732 sq.ft).

The ground floor is arranged as a retail unit with fully glazed frontage to Main Street. The first floor provides additional accommodation that may be retained for commercial use or adapted for residential purposes.

The property has been vacant for approximately two years and is well suited either to immediate commercial reoccupation or full conversion to residential, as supported by a completed feasibility study.



FLOOR LAYOUT



GROUND FLOOR



FIRST FLOOR

Residential Potential

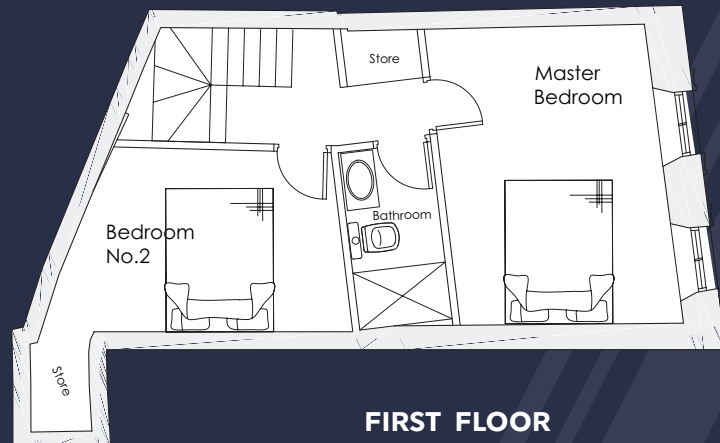
A feasibility study also supports conversion into a modern two-bedroom townhouse, subject to necessary consents.

The indicative layout provides:

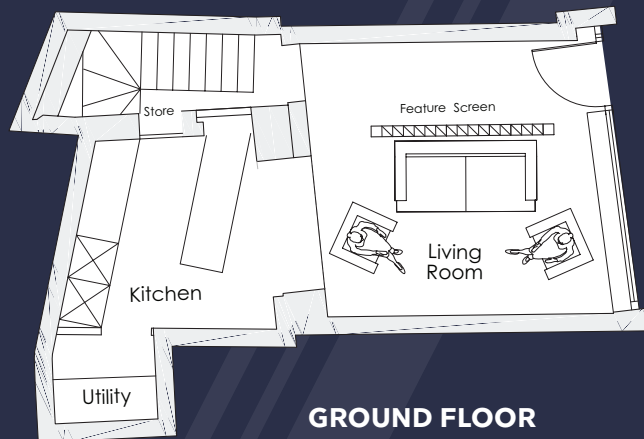
Ground Floor	Living room, kitchen, utility, bathroom and storage
First Floor:	Master bedroom, second bedroom and bathroom

Opportunities to create townhouses in Blackrock village are extremely limited, while demand remains consistently strong.

Indicative Layouts



FIRST FLOOR



GROUND FLOOR

Further Information

Title
Freehold

Indicative Annual Rates Liability
Approx. €3,431

Viewings
By appointment with the selling agents

BER Rating

BER C2

Number: 800949364

Contact



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