

Dillon Marshall  
Property Consultants

# — FOR SALE BY PRIVATE TREATY —

by Dillon Marshall Property Consultants



**An Investment Opportunity** at 1-3 Rockville Road, Blackrock, Co.Dublin

BER B3



# A Unique mixed-use investment opportunity in this Stunning Location..



1-3 Rockville Road, Blackrock, Co. Dublin.

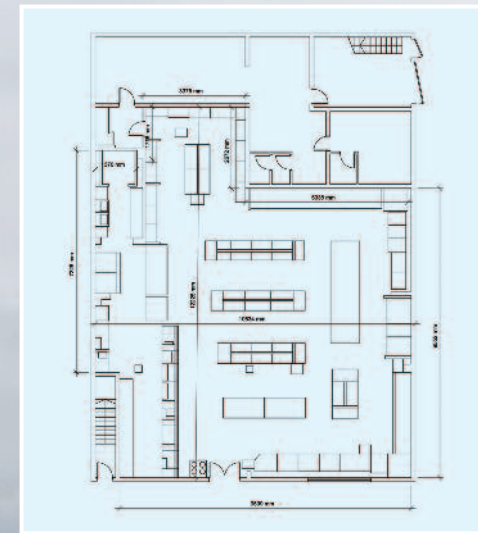
Dillon Marshall are proud to present to the market this unique mixed-use free hold investment opportunity comprising of a ground floor Spar shop which has been trading for many years and 1st floor residential consisting of 12 rooms.

This is a well-established and thriving location in one of Dublin's most affluent and densely populated catchments and only four miles from both Dun Laoghaire and Dublin City Centre. In addition to the residential population, the property serves the large office community in the area, along with the numerous primary and secondary schools in the immediate area.

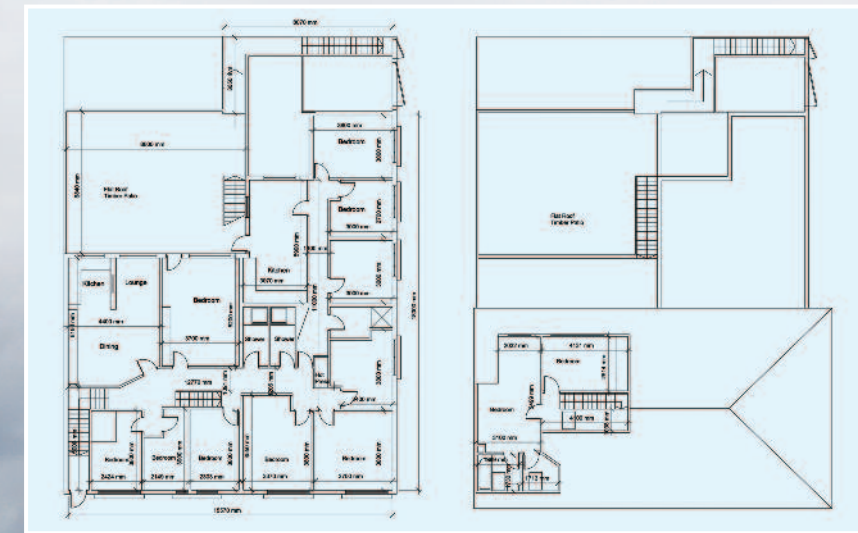
## Tenant and lease details:

- Spar Shop Rent roll €70,000 PA.
- Spar lease start date 13th Nov 2015.
- 25 Year lease Guarantee with BWG Foods Ltd.
- 5-year rent review.
- Break Clause at end of year 10.
- Residential Lease €72,000 PA.
- Residential lease start date 29th August 2017.
- Potential to add an extra room in the attic and dormer extension to attic subject to revised planning.

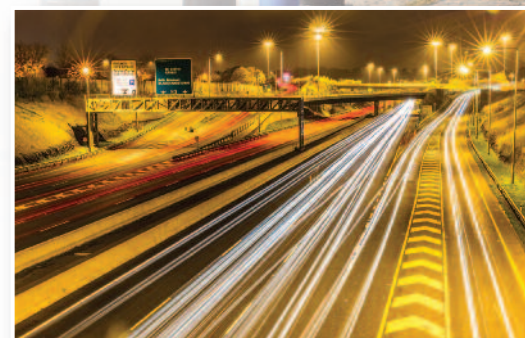
BER No. 800445496 | BER Rating: B3



Ground Floor Plans. Scale: 1:100 @ A3



1st & 2nd Floor Plans. Scale: 1:100 @ A3







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