

To Let

'AQUA', 6 THE HILL, STILLORGAN, CO. DUBLIN

Restaurant/Café/Retail Opportunity



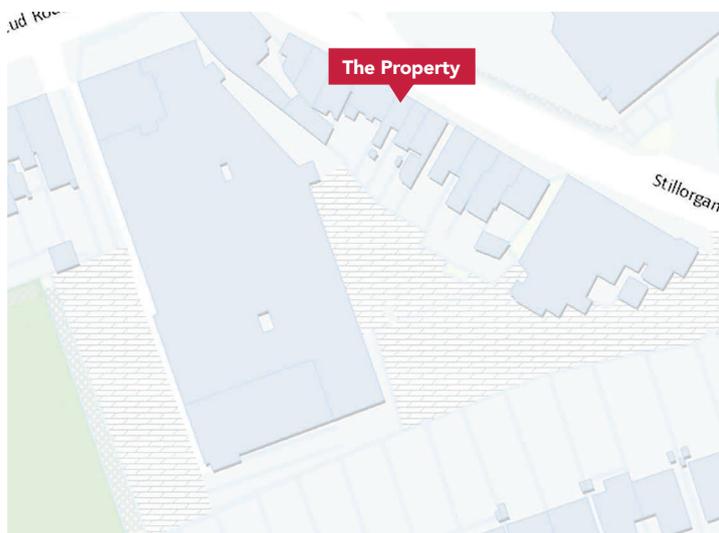
(01) 637 55 55 qre.ie

Location

The property is situated on a prominent position along a parade of shops/restaurants on The Hill, Stillorgan, close to the junction with Lower Kilmacud Road. Stillorgan is a densely populated affluent south side suburb with numerous amenities in the area. The N11 Road is situated within close proximity of the property.

Adjoining occupiers along the parade includes The Orchard, Monsoon, and Casey Properties. Stillorgan Shopping Centre is located close by to the subject property which is anchored by Dunnes Stores and Tesco and has over 550 free car parking spaces. The area is well served by public transport with numerous Dublin Buses serving the N11 Quality Bus Corridor. The green Luas line is accessible at the Stillorgan stop. There is ample parking in the vicinity of the property.

The property is situated opposite the 'Blake's & Esmond Motor Sites' in which Cairn Homes have submitted a planning application to An Bord Pleanála for an extensive mixed use development to include 576 student bed spaces, shops, restaurant, cafés and community space. Planning application reference (ABP-300520-17).



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

Property Description

The subject property comprises of a mid-terrace ground and first floor retail unit. The unit extends to approximately 103 sq. m (1,109 sq. ft) in total. In summary the ground floor comprises of a reception area, two treatments rooms, a tanning room, WC/shower room, kitchenette & multiple storage presses. The first floor comprises of three treatments rooms. The property benefits from a yard to the rear.

The property is fitted out to a high specification as a beauty salon and is therefore in walk-in condition. The unit is suitable to a variety of uses to include beauticians, laser clinics, dentists, GP's, physiotherapists and food use, all subject to the necessary planning permission.

Local Authority Rates

Approximately €5,000 p.a.

BER



BER Number: 800605602

BER Advisory: 1192.84 kWh/m²/yr2.54

Quoting Rent

€45,000 per annum

Lease Terms

Available on flexible new lease terms. The tenant shall be liable for the local authority rates and insurance, in the normal manner.

Viewing

All viewings are strictly by appointment through the sole letting agent.

For further information please contact:

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