

To Let



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

Restaurant/Café/Retail Opportunity



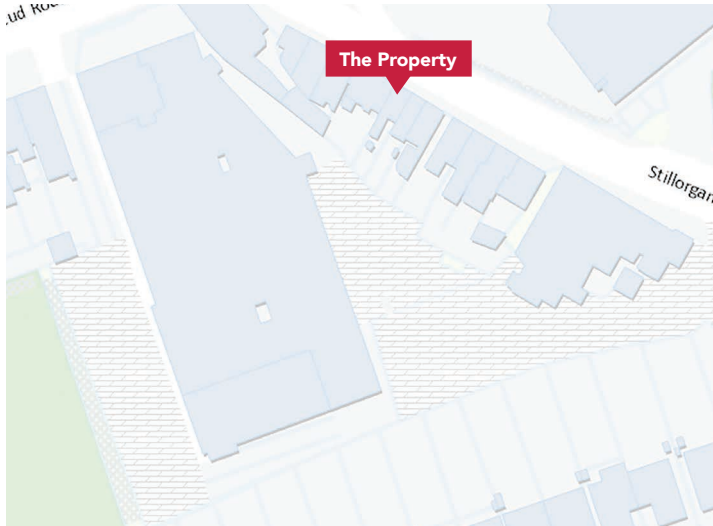
(01) 637 55 55 qre.ie

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).



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:

Jenny Donnelly

Senior Surveyor

T: +353 (0) 1 637 5555

PSRA Registration No. 003587

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(01) 637 55 55 info@gre.ie gre.ie