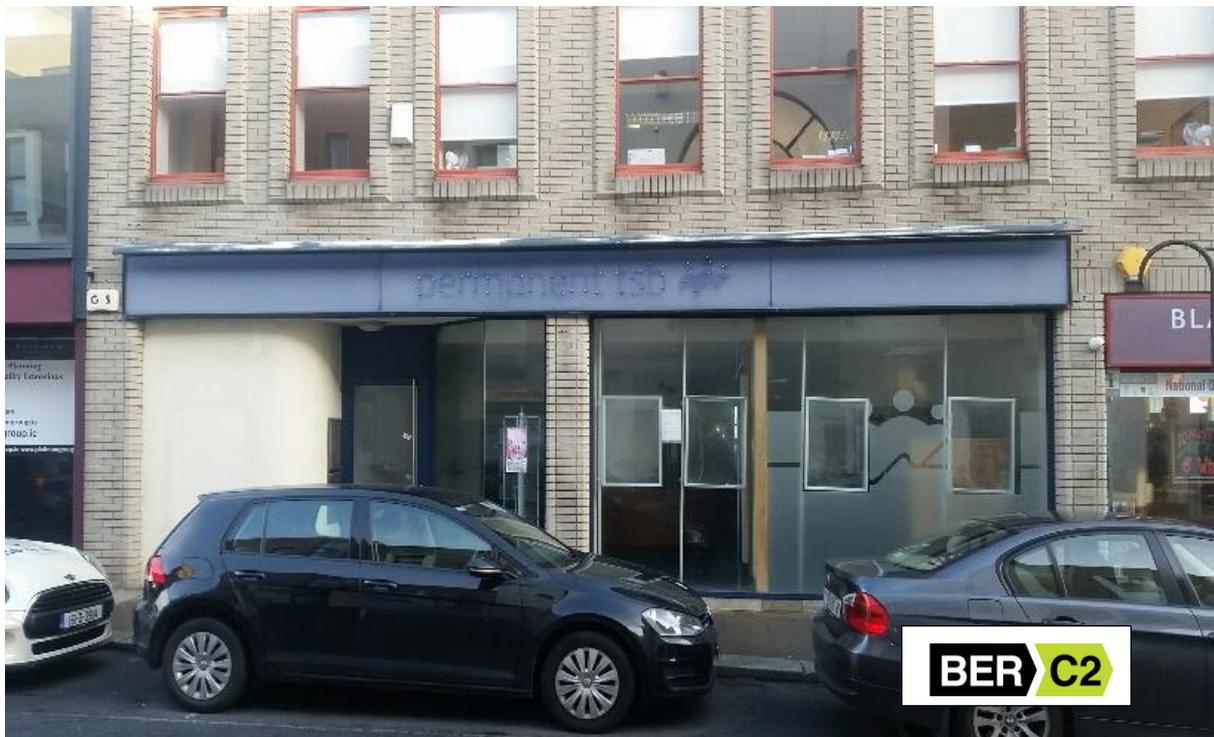


Breslin

TO LET/SUBLET

**23 ROCK HILL
BLACKROCK VILLAGE
Co. DUBLIN A94F1H7**



Superb high-profile premises situated at the entrance to Blackrock Village, directly opposite Blackrock Shopping Centre and adjacent to the award-winning Blackrock Cellar wine shop. Starbucks, KA International and Khan are in this block also.

Benefitting from floor to ceiling windows across the entire c. 10m frontage. Alarm system. Adjacent to Dart Station and all Facilities. Available immediately. Existing or new lease. Retail/Financial Services.

Floor Area: 160.07 sq.m /1723 sq.ft -Lr ground floor c.91.40 sq.m./984 sq.ft. Available Now. Viewing by Appointment with the Sole Agent.

PSRA LICENCE NO: 001770

Tel: 01-288 6875

Fax: 01-288 3376

Email: info@breslin.ie

Web: www.breslin.ie



ACCOMMODATION

SECTION	Sq.M.	Sq.FT.
GROUND FLOOR	160.07	1723
LR GROUND FLOOR	91.40	984

FRONTAGE

c. 10.00m width with floor – to – ceiling display windows.

BATHROOM

WC & WHB

HEATING

Air-conditioning throughout.

ALARM

Security system installed.

LEASE

35 years from 01/01/1988. Sub-lease may be considered.

RENT

€150,000 p.a. passing rent, exclusive of outgoings.

BUILDING INSURANCE

Payable by Lessee.

COMMERCIAL RATES

Payable by Lessee. NAV €84500.

2017 Year = 16.48% = €13925.60

WATER RATES

Payable by Lessee. Metred.

BER ENERGY RATING: C2

BER No. 800042731

REFERENCES

2 trade references and 1 bank reference

VIEWING

By appointment only with the Sole Agent.