

# RAVENHALL, DUBLIN ROAD

Bray, Co. Wicklow

To Let - Retail Opportunities



## Location

The subject property is situated within a high profile prominent position fronting onto Upper Dargle Road and Dublin Road, located within a short walk of Bray Main Street. Bray is a densely populated coastal town with a population of c. 32,600 people (as per the Census 2016) and is situated within close proximity of Dublin City Centre, approximately 20km to the south.

The subject units are situated on the ground floor of the development within a prime position benefitting from approximately 75m road frontage onto Upper Dargle Road/ Dublin Road.

Surrounding occupiers include Amphibian King, Everest Music Store, Lidl, Supervalu and a number of residential developments.

Bray is well connected via public transport with the Bray DART station approximately 1km to the south and the 145 Dublin bus route also within the vicinity. The property is conveniently accessible to the N11/M11 and M50 Motorway.

## Description

The available units comprise of 3 x ground floor retail units ranging from approximately 110 sq. m (1,184 sq. ft) – 309 sq. m (3,326 sq. ft). The units are suitable for a variety of uses including retail, restaurant, and takeaway (subject to the necessary planning permission). Overhead the development provides for three storeys of office accommodation.

The property benefits from c. 38 underground parking spaces and additional parking at surface level.

Unit 3	207 sq. m	2,228 sq. ft
Unit 4/5	309 sq. m	3,326 sq. ft
Unit 6	110 sq. m	1,184 sq. ft



## Local Authority Rates

Unit 3	Unit 4 & 5	Unit 6
€4,753.65	€9,223.50	€3,689.40

## BER



800477473

1126.98 kWh/m<sup>2</sup>/yr1.54

## Quoting Rent

Price on Application

## Lease Terms

Available on flexible new lease terms.

## Viewing

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

## Contact

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PSRA Registration No. 003587

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