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Valuation Surveyors
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Auctioneers

**McNally
Handy**
& Partners

TO LET

**4 Main Street, Blackrock, Co. Dublin, Eircode: A94
P2P5.**



Directors: Denis Bergin FCCA (Chairman), John P McNally FRICS, James Dunphy MSc BSc Dip (Arb Law) MSCSI, MRICS,
McNally Handy & Partners Limited Registered in Dublin No. 110145
Registered Office: 3 Pembroke Street Lower, Dublin 2.
PSRA licence No: 002226



4 Main Street, Blackrock, Co. Dublin

Description

The property comprises of a prominent 2 storey over basement, mid terraced commercial building. Internally the property is laid out primarily in an open plan configuration providing for office use.



Location

The subject property occupies a coveted location in the centre of Blackrock village. Blackrock, is a highly desirable residential and commercial suburb in South County Dublin. The main street caters to a wide variety of commercial occupiers. The subject property is located within close proximity to Blackrock Shopping Centre and Blackrock Dart Station.



Accommodation	Sq.M (GIA)
Ground Floor	57
First Floor	59
Return	4
Basement	57
Rear Single Storey Structure	86
Total	263

Features/Services

- 4 Car Spaces to Rear (stacked/ designated)

Quoting Rent

€60,000 per annum exclusive



Viewing

By appointment only

BER Details

BER: Exempt

Energy Performance Indicator: 321.93Kwh/m²/yr

Contact

James Dunphy 01-6640205

james@mcnallyhandy.ie

PSRA Licence Number: 002870

Commercial Rates:- €9,629.92

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm.