



Number 4, Main Street, Blackrock, Co. Dublin

To Let by Assignment/ Sub Let

BER Exempt





Landmark commercial building in the centre of Blackrock village



Vibrant south county Dublin residential and commercial suburb



Affluent demographic and catchment



Highly accessible and immediately convenient to Blackrock Dart station N31 Rock Road, Blackrock and Frascati Shopping Centres



Ample car parking available within Immediate proximity to the subject property



Suitable for a variety of uses subject to necessary consents



Available for immediate occupation



Accommodation Schedule

| | Approximate Sq Ft NIA | Approximate Sq M NIA |
|--------------|-----------------------|----------------------|
| Ground Floor | 441 | 41 |
| First Floor | 505 | 47 |
| Basement | 1,162 | 108 |
| Total | 2,108 | 196 |

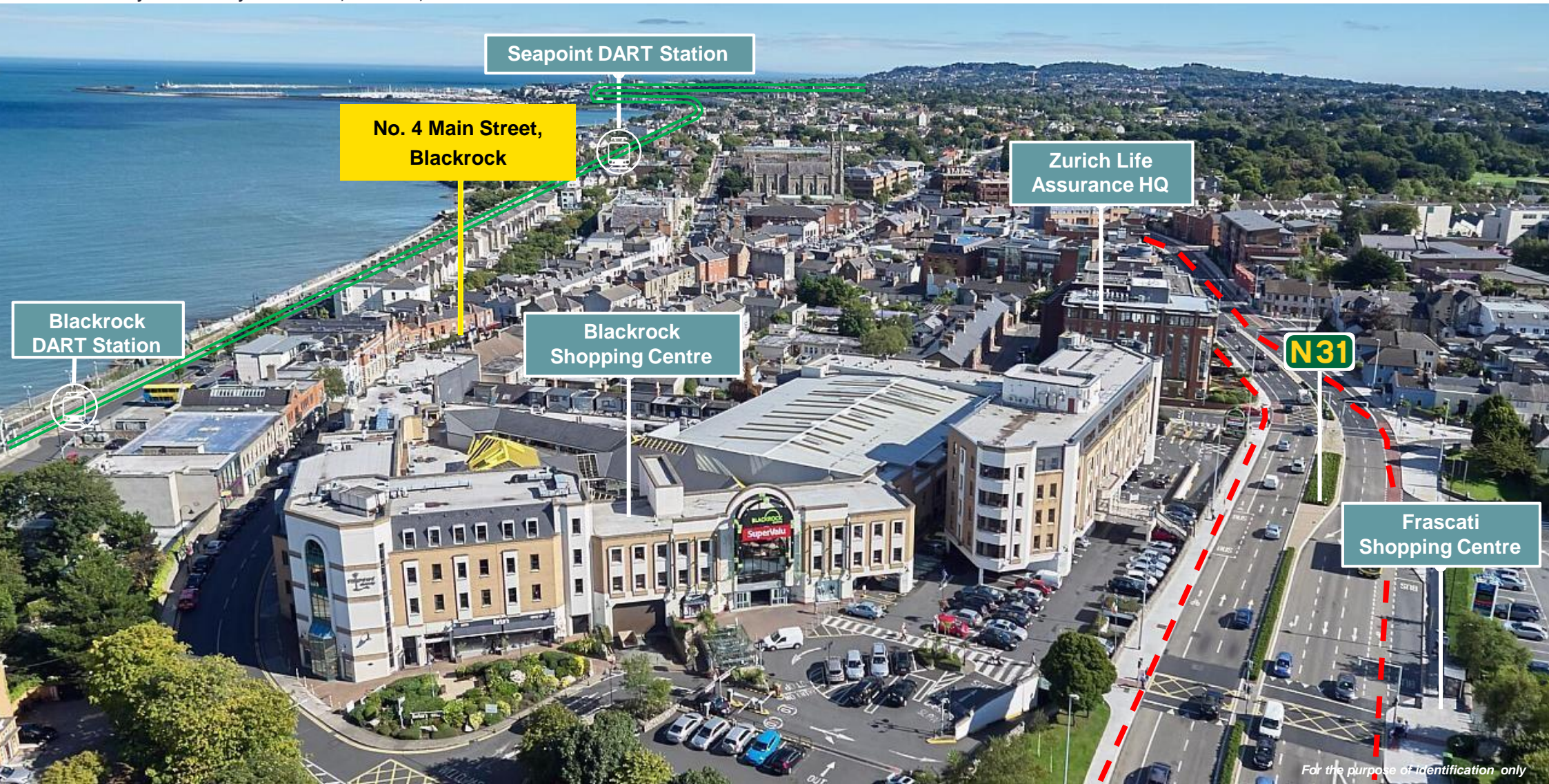
(All interested parties are specifically requested to satisfy themselves as to the accuracy of the measurements provided and conduct their own due diligence)

Tenancy Details

The entire property is let to Savills Commercial (Ireland) Ltd for a term of 25 years from 1st April 1999 at a passing rent of €60,000 per annum exclusive.

The lease is held on a full repairing and insuring basis, subject to 5 yearly rent reviews.





Rates & Insurance – On Application

Viewings: All inspections/viewing arranged through Savills

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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

savills

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