

# For Sale: Retail Investment

15 Georges Avenue, Blackrock, Co. Dublin



## Property Highlights

- Ground floor retail unit available in the heart of Blackrock directly adjacent to Blackrock Main Street
- The property extends to c. 42.09 sq m (453 sq.ft).
- The property is occupied by Advanced Hearing on a 10 year lease from September 2014 at an annual rent of €14,000.
- Easily accessed by Blackrock Train Station, Dublin Bus Routes and N11 & M50 Motorways.
- One car space also forms part of the sale.
- BER: C3
- BER No. 800658221
- Energy Performance Indicator: 478.11 kWh/m<sup>2</sup>/yr



## Contact

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## Location

George's Avenue is situated in the heart of Blackrock Village which links the Main Street to the Rock Road. Blackrock Village is a bustling village with two Shopping Centres; Frascati Shopping Centre and Blackrock Shopping Centre both of which are under redevelopment at present.

Blackrock is easily accessed by The Dart, Dublin Bus Routes, M50 and N11 Motorways and is located c. 8km south east of Dublin City Centre. The subject property is a short distance from universities, the UCD Smurfit Business School and an excellent array of restaurants, bars and leisure facilities.

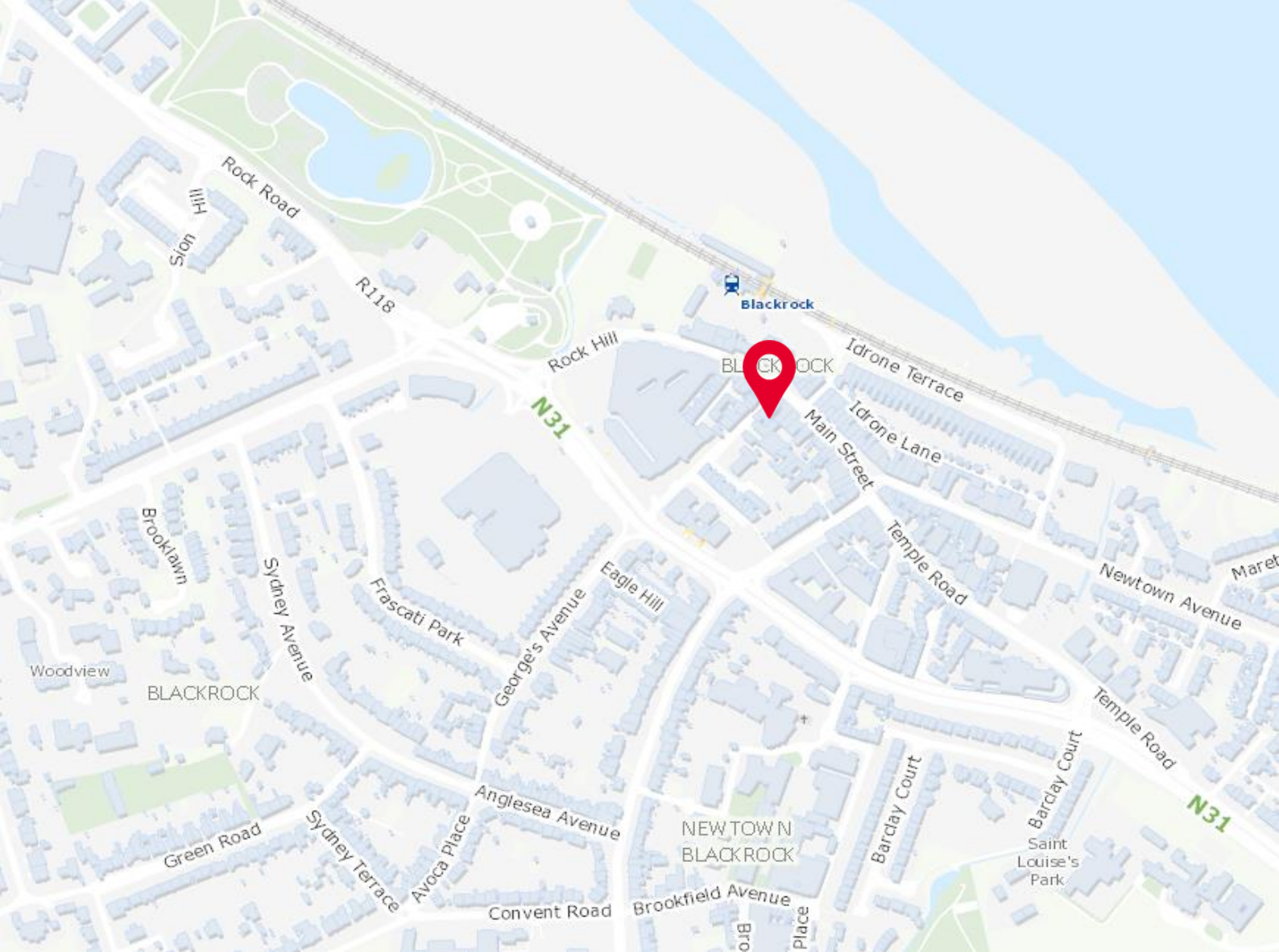
## Description

The property comprises a ground floor retail unit as part of a modern mixed used development extending to approx. 42.09 sq m (453 sq ft) located on a prime retail pitch on Georges Avenue.

The unit is laid out to provide a reception/waiting area to the front with a testing area to the side and staff facilities to the rear. The property is self contained and in very good condition throughout, occupied by Advance Hearing on a long term lease. There is also one car space to the rear.







## Schedule of Accommodation

| Floor        | Sq M       | Sq Ft     |
|--------------|------------|-----------|
| Ground floor | 42.09 sq.m | 453 sq.ft |

## Tenancy

The property is occupied by Advanced Hearing on a 10 year lease from September 2014 at an annual rent of €14,000.

## Tenure

The property is held under a long leasehold of 250 years from January 1996.

## Service Charge

Approx. €923 pa. Tenant covering same.

## Guide Price

Seeking offers in excess of €200,000.

## BER details



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