

# For Let: Retail Opportunity

## Adelaide Road, Bray



### Property Highlights

- Excellent retail opportunities situated along the prominent Adelaide Road in Bray, comprising of three units in total.
- Unit 1 extends to approximately 1,186 sq. ft / 110.21 sq. m.
- Unit 2 extends to approximately 1,582 sq. ft / 147 sq. m.
- Unit 3 extends to approximately 1,668 sq. ft / 155 sq. m.
- 6 car spaces available, in total.

### Contact

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## Description

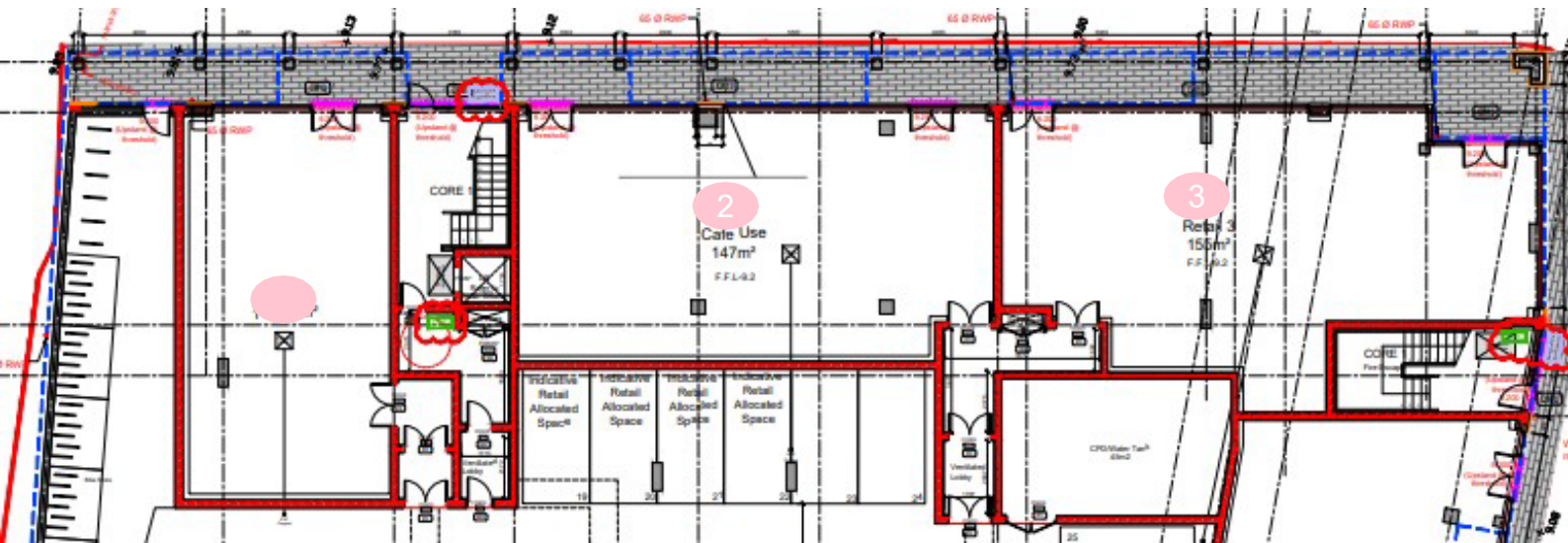
Adelaide Road presents excellent retail opportunities comprising of three retail units in total.

- Unit 1 has planning permission for retail use, with the unit extending to approximately 1,186 sq. ft.
- Unit 2 currently has planning permission for café use with the unit extending to approximately 1,582 sq ft.
- Unit 3 has planning permission for retail use, with the unit extending to approximately 1,668 sq. ft.

## Location

The units boast a prominent location on Adelaide Road. The units benefit from their close proximity to Bray town centre, only a 10-minute walk.

Furthermore, the area offers a range of local amenities and is well supported by an excellent public transport network, including multiple Dublin Bus route in addition to the DART. The N11/M11 and M50 are only a short drive (2km), providing easy access to Dublin City Centre.

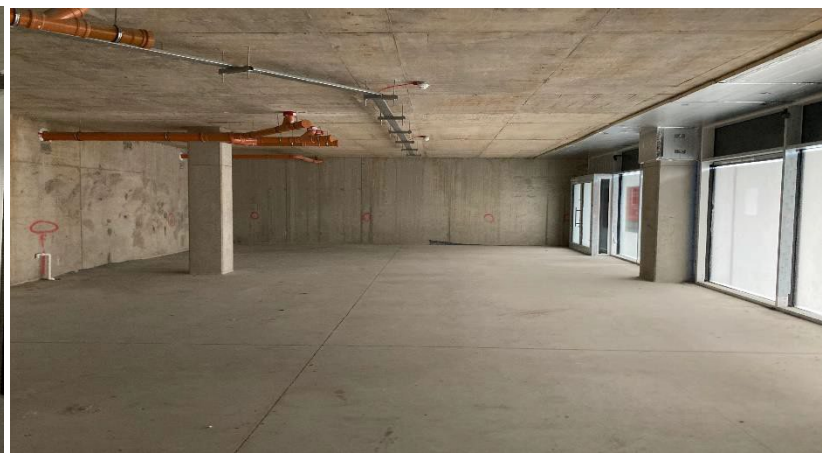


**Unit 1 (Interior)**

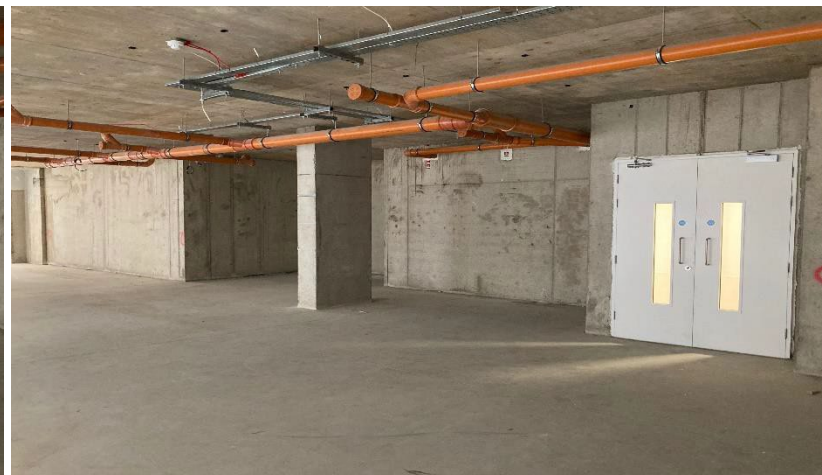
**Unit 2 (Interior)**

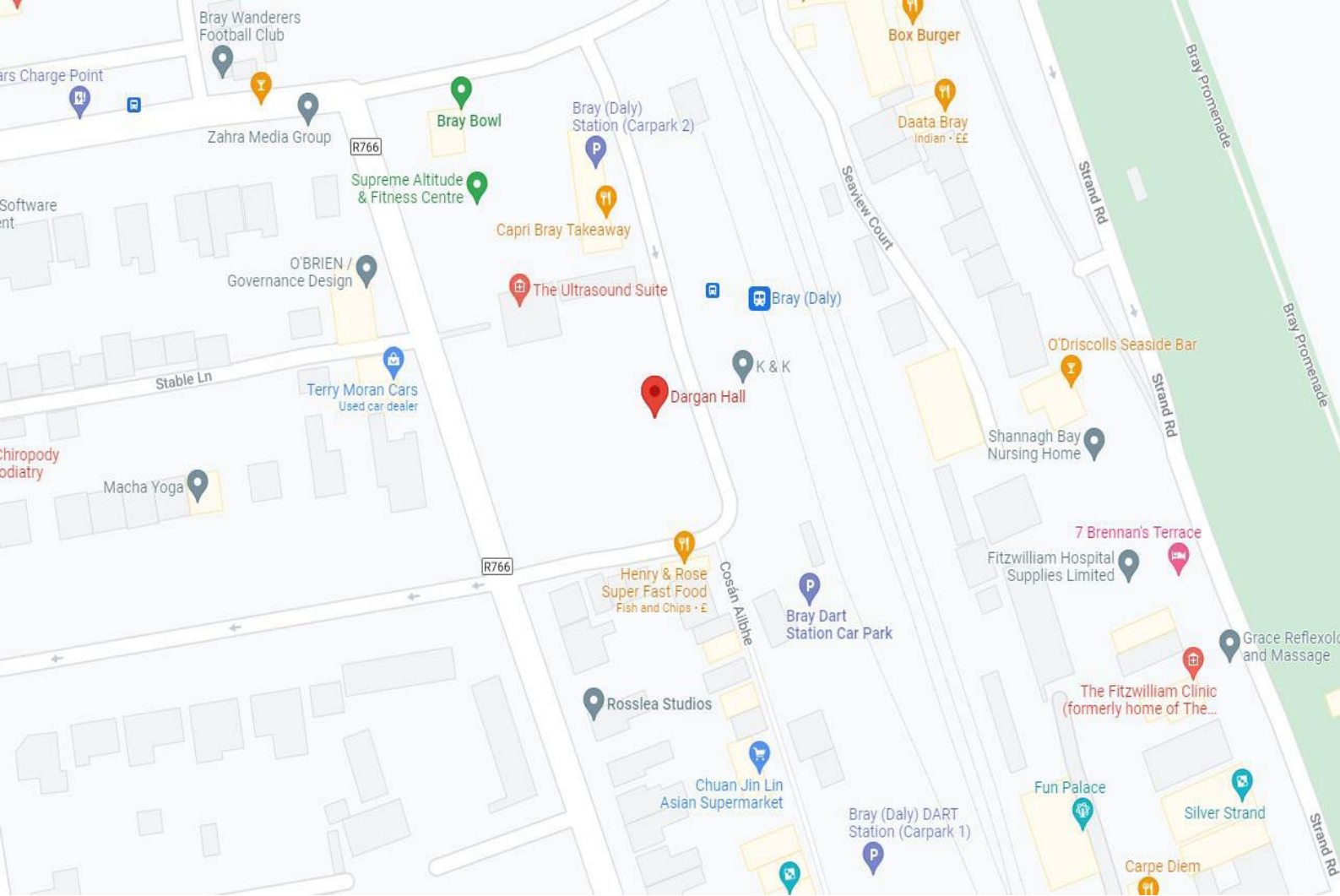


**Front of Unit 3**



**Back of Unit 3**





## Quoting Rent

Rent on Application.

## Term

The subject units are available on a long leasehold.

## Schedule of Accommodation & Tenancy

Unit	Sq Ft	Sq M
1	1,186	110.21
2	1,582	147
3	1,668	155

*Any intended occupier will need to satisfy themselves as to the exact area of the subject property*

## BER

Exempt

**BER EXEMPT**

## Rates

Rates are yet to be confirmed.

## Service Charge (2022)

Unit 1 - €955

Unit 2 - €1,315

Unit 3 - €1,365

Please note that Service Charge figures for 2023 are yet to be confirmed

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