

1 Main Street, Blackrock,
Co Dublin, A94 CH04

For Sale

Commercial Property



- Prime Freehold Commercial Property
- Ground floor retail shop of c.57 sq.m.
- Currently producing €25,000 on a short term lease
- Occupying Blackrock's prime pitch
- Strong established trading location
- Excellent daily footfall
- Suit Investor / Owner Occupier

O'MAHONY AUCTIONEERS

T. +353 (0) 1 298 3500 E. property@omahony.ie

www.omahony.ie

2 Willowfield Park, Goatstown, Dublin 14, D14 E6K6.

PSRA no.001493

O'Mahony

Location

Occupying the prime position in the heart of Blackrock Village, this Freehold ground floor retail shop unit of c.57 sq.m. offers an unrivalled opportunity to acquire a prime commercial unit in an established trading location with strong footfall, and adjacent to a mix of excellent retail units. Probably the best trading pitch in Blackrock Village.

Current Lease

Presently let on a short term lease of 4 year 9 months from 01/09/2021 to 31/05/2026, and currently producing €25,000 per annum.

Rates & Insurance

Tenant is responsible for Rates and Buildings Insurance.

BER

C2.

BER No. 800903650.

EPI 472.57 kWh/ m²/yr 1.22



VAT

We are notified that VAT does not apply to this sale.

Viewing

Strictly and only by prior appointment with our office.

Note:

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property, and the details provided herewith.



Contact:

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Negotiators: Martin O'Mahony, FIPAV. Jennifer O'Mahony, BSc(Hons) MIPAV.

O'Mahony Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.