

Breslin

TO LET

BY ASSIGNMENT

**40 MAIN STREET
BLACKROCK VILLAGE
CO. DUBLIN A94TW73**



Ground floor retail premises on Main Street, in a central block of retail premises. With a fully glazed shop front, this is a fabulous opportunity to occupy a retail premises with good profile. Air-conditioning. Alarm system. Available now by way of assignment of existing long-term lease.

Retail: 65.00 sq.m./700 sq. ft. Rent €40,000 per annum. Available Now.

Viewing by Appointment with the Sole Agent.

PSRA LICENCE NO: 001770

Tel: 01-288 6875

Fax: 01-288 3376

Email: info@breslin.ie

Web: www.breslin.ie



ACCOMMODATION

RETAIL SHOP	65.00	700
	SQ.M.	SQ. FT

FRONTAGE

6.00m width.

BATHROOM

WC & WHB to rear of shop.

HEATING

Electric heating & air-conditioning.

ALARM

Security system installed.

FIRE ALARM

Fire alarm system installed in 2015.

LEASE

25 years from 24-02-2009.

RENT

€40,000 p.a. exclusive of outgoings.

BUILDING INSURANCE

Payable by Lessee.

COMMERCIAL RATES

Payable by Lessee.

NAV €33400.

2019 Year: 16.73% = €5587.82

WATER RATES

Payable by Lessee. Metred.

BER ENERGY RATING:

BER NUMBER: To be confirmed.

REFERENCES

2 trade references and 1 bank reference

VIEWING

By appointment only with the Sole Agent.