

**19 Rock Hill**

Blackrock, A94 D235



**QUINN  
AGNEW**



## **TO LET**

2,088 SQ FT  
(193.98 SQ M)

**RENT ON APPLICATION**

**High-Profile Retail Unit**

**Excellent Location**

- Turn Key Condition
- Previously Traded as Cafe
- Ground and First Floor
- c. 194 sq. m. / 2,088 sq. ft.
- 2 Car Parking Spaces



## Summary

Available Size	2,088 sq ft / 193.98 sq m
Rent	Rent on application
Rates Payable	€18,040 per annum
Service Charge	€2,250 per annum
Car Parking	2 Car Parking Spaces
BER	B3 (801117425)

## Description

19 Rock Hill provides an exciting opportunity to be in the heart of Blackrock Village.

The building comprises ground and first floor accommodation of prime retail accommodation.

The unit has the benefit of stunning sea views.

The property previously traded as a cafe and extends to c. 194 sq. m. / 2,088 sq. ft. GIA.

The unit is fitted out with feature timber flooring, refurbished toilets, and a passenger lift with the benefit of a seating balcony.

Accommodation: NIA / GIA

Ground Floor: 760 sq. ft. / 843 sq. ft.

First Floor: 1,152 sq. ft. / 1,245 sq. ft.

Total: 1,917 sq. ft. / 2,088 sq. ft.

The building is suitable for a variety of users.

The property has the benefit of 2 car parking spaces.

## Terms

New Lease - Flexible Lease Terms Available

## Location

Blackrock is an affluent village with an eclectic mix of retailers.

The building is adjacent to Blackrock and Frascati Shopping Centres.

The area is well-served by public transportation, with various bus routes and the Blackrock DART station all within a five-minute walk.

The N11, Frascati Road, and Rock Road are all reasonably accessible by car. The M50 is just a 12-minute drive away, linking the property to all main roads.

The City Centre is c. 5.8 kilometres northwest of Blackrock.

## Specification

- Large Shopfront
- Sea Views
- Feature Timber Flooring
- Passenger Lift
- Balcony
- Refurbished W.C.
- 2 Car Parking Spaces
- Excellent Location

## Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Ground Floor	843	78.32
First Floor	1,245	115.66
<b>Total</b>	<b>2,088</b>	<b>193.98</b>



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