



TO LET

876 SQ FT
(81.38 SQ M)

Excellent Retail
Opportunity

Established Shopping
Centre Unit

- High Profile Retail Opportunity
- Ground Floor Corner Unit
- c. 81 sq. m. / 876 sq. ft.
- Turn-Key Condition
- Excellent Transport Links



Summary

Available Size	876 sq ft / 81.38 sq m
Rent	Rent on application
Rates Payable	€12,311 per annum
Service Charge	€9,832 per annum
Car Parking	Ample Customer Parking
BER	B2 (800813073)

Description

Unit 22 comprises a corner unit on the ground floor of the Frascati Centre, Blackrock.

The unit extends to c. 81 sq. m. / 876 sq. ft. and presents in turn-key condition.

The shopping centre has a vast array of facilities with three flagship offerings across Aldi, M&S and Homestore and More. There is a wealth of choice across The Food Quarter, which includes McDonald's, Kay's Kitchen, Caffe Nero, The Natural Bakery and Camile Thai.

The building is styled on several pillars of offering – Body & Beauty, Fashion & Footwear, Food Retail, Food Service, Food Delivery, Home & Interiors, Lifestyle & Technology, Fitness & Health, Pharmacy & Wellbeing. Collectively these pillars ensure Frascati's success as a destination Centre with strong family offerings which attract an ever-increasing footfall.

The centre has many additional benefits such as electric car charging, family feeding & changing rooms, full accessibility features and long 7-day trading hours.

Retailers also benefit from the luxury dual-aspect apartment development overhead and new multi-level parking.

Location

The shopping centre is located on Frascati Road, with the major vehicle entry via Old Blackrock Road, which is easily accessible from the N11 by coming along Mount Merrion Avenue.

Blackrock Village, Blackrock Park, and Blackrock Market are all easily accessible from the area.

There are multiple ways to travel in the surrounding area, including DART and different Dublin Bus routes.

Frascati Shopping Centre has its own bus stop on the N31 road, directly outside the centre, making it easily accessible.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Tenure
Ground Floor - Unit 22	876	81.38	To Let
Total	876	81.38	

Terms

Assignment of a 15 year lease from 1st January 2019.

7 Years 9 Months Unexpired Term.

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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