

**TO LET**

# UNIT G13

## Property Highlights

- Excellent retail opportunity within the newly redeveloped Frascati Centre in Blackrock.
- Unit G13 is located on the Ground Floor of the Centre.
- Extending to approx. 54.7 sq. m (589 sq. ft).
- Quoting rent is available on enquiry.

## Property Description

- The Frascati Centre is a vibrant and established shopping center located in the affluent Blackrock suburb of Dublin.
- It offers a diverse range of stores, including renowned brands like M&S, Homestore and More, and ALDI. The Centre also features a variety of dining options, wellness services, and ample parking.



## Contact

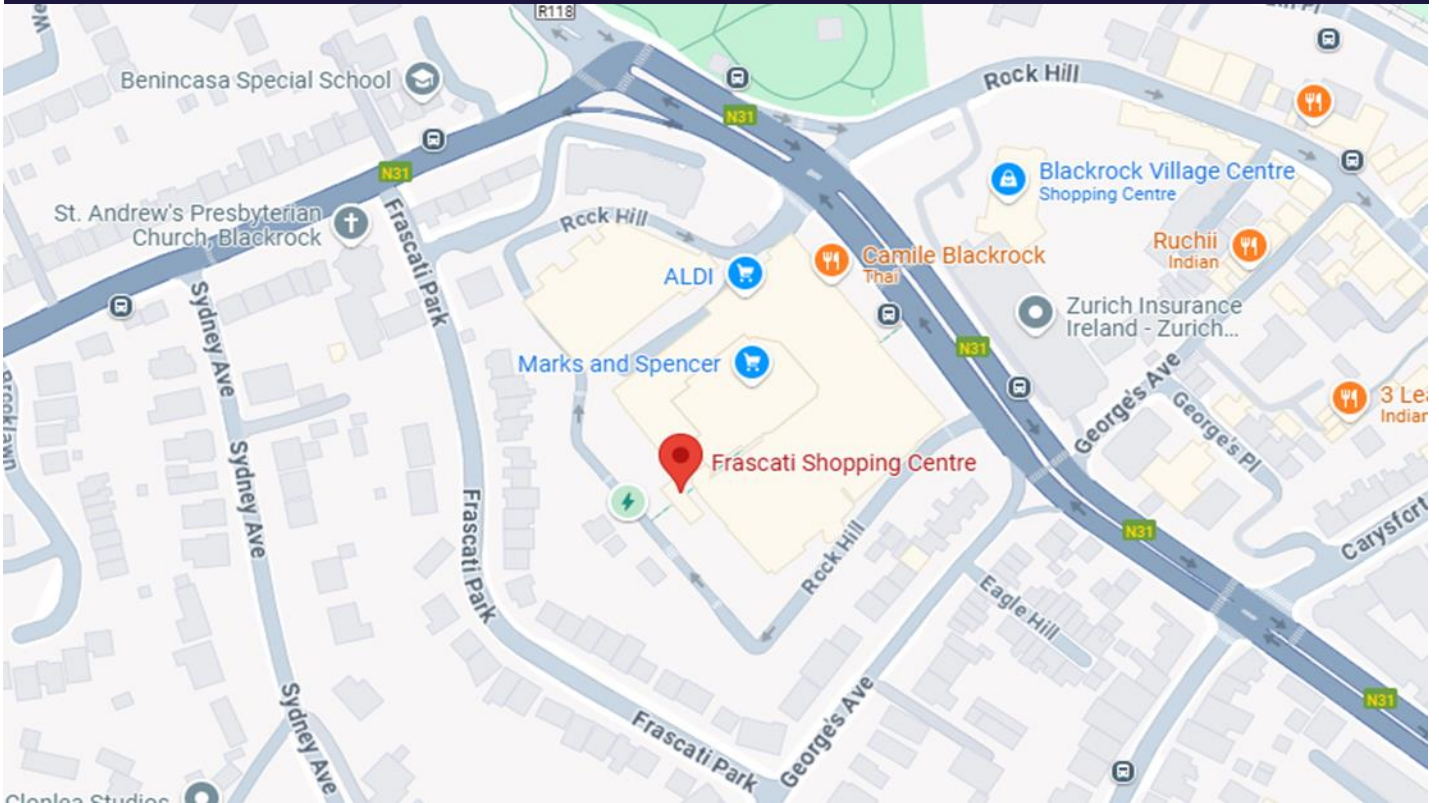
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## Location

The Shopping Centre is located on Frascati Road with the main vehicular entrance via the Old Blackrock Road which is easily reached from the N11 by travelling down Mount Merrion Avenue. The area is within a short walking distance of Blackrock Park, Blackrock Village, and Blackrock Market. It also offers easy access to the nearby coastal town of Dun Laoghaire.

There are ample transport links servicing the area, including the DART, various Dublin Bus services, and a nearby bus stop called Frascati Sc. This makes it a highly accessible location.

## Schedule of Accommodation

Floor	SQM	SQFT
Ground	54.7	589

## Quoting Rent

The quoting rent is available on enquiry.

BER: **BER A2**

## Insurance

The insurance is €198.07.

## Service Charge

The service charge is approx.  
€6,404.70.

## Commercial Rates

The commercial rate is  
€7,435.66.



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