

**TO LET**

GARDEN CENTRE OPPORTUNITY

Property Highlights

- The proposed Garden Centre site offers an excellent retail opportunity within the newly redeveloped Frascati Centre, positioned at the back of the scheme by the rear car park.
- Extending to approx. 396 sq. m (4,263 sq. ft).
- Quoting rent is available on enquiry.

Property Description

- Frascati Centre offers a diverse range of amenities, including anchor stores Aldi, M&S, and Homestore and More. The centre also offers and extensive food & beverage and wellness offering.
- The garden centre site is located in the car park at the back of the centre. The compound extends to approx. 396 sqm in total and has been upgraded recently by the landlord to include new concrete level paving as well as new fencing.
- The site has planning permission for a garden centre and a retail space of approx. 80 sqm.



Contact

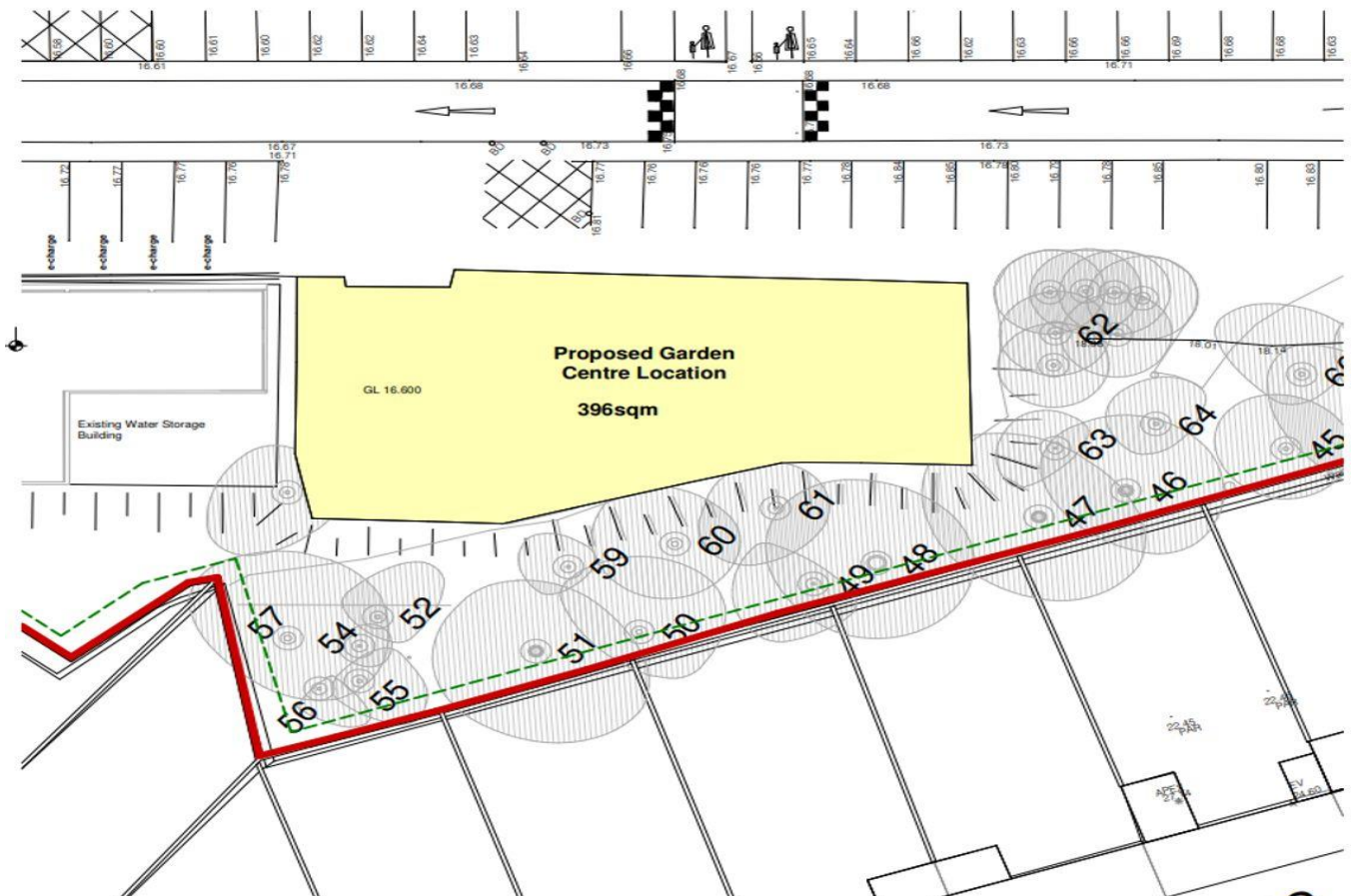
Caroline O'Connor

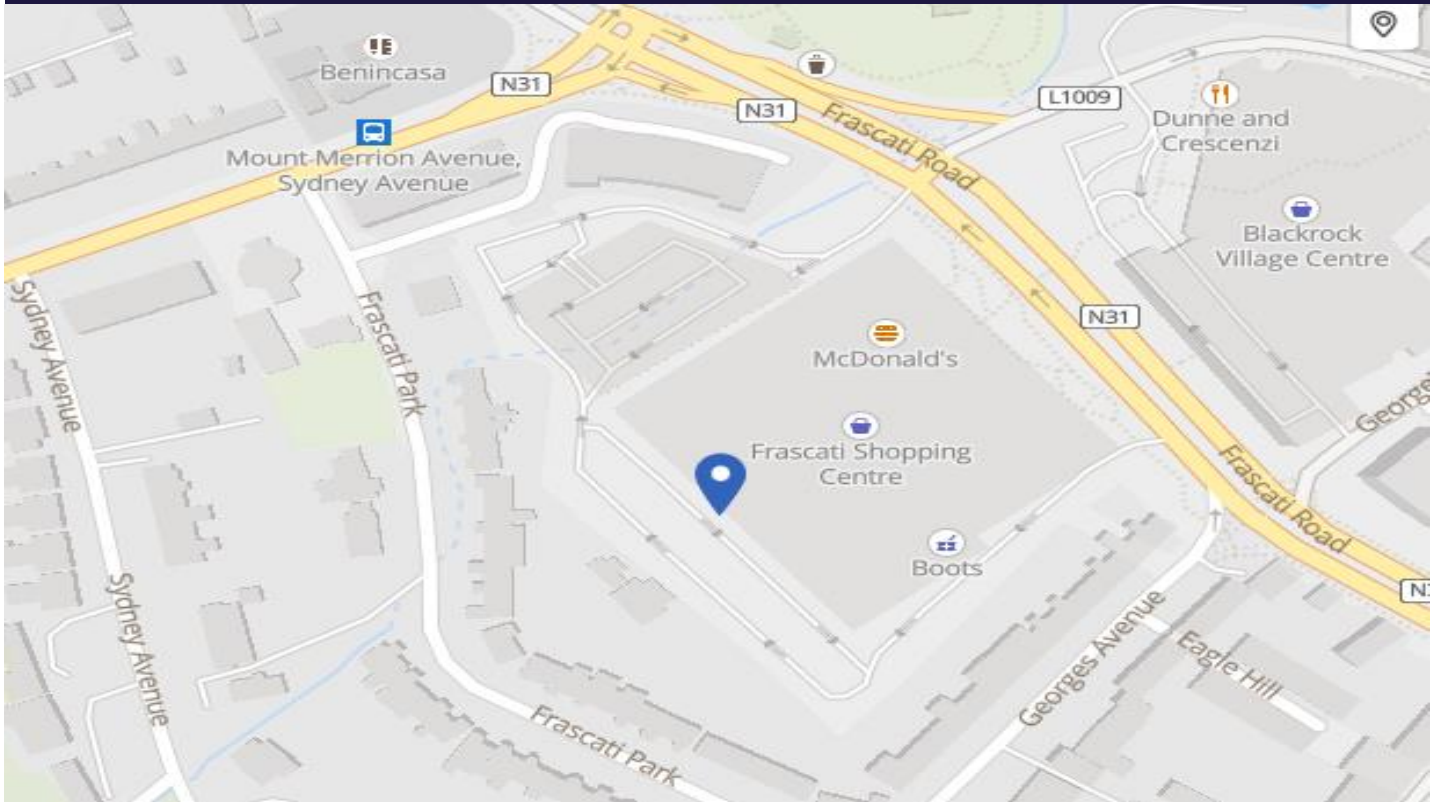
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Location

Frascati 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 Centre. This makes it a highly accessible location.

Schedule of Accommodation

Floor	SQM	SQFT
Ground	396	4,263

Quoting Rent

The quoting rent is available on enquiry.

BER Details

Exempt

Insurance

The insurance is €60.

Service Charge

The service charge is approx. €5,000.

Commercial Rates

The commercial rate is TBC.



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