

**TO LET**

ANCHOR UNIT 1 GROUND FLOOR

Property Highlights

- Extending to approx. 529 sq. m (5,694 sq. ft).
- Footfall growth - 2024 footfall numbers up 11% when compared with previous year - in excess of 3 million.
- Similarly, car park visitors up 6% in 2024.
- F45 Fitness and Yoga Hub have many classes at full capacity and have both reported an increase in membership.
- BCI Fashion Relief reported having raised €300k in 2024 between store sales at Frascati Centre and charity events organised by Centre Management.

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.
- The property also includes 45 overhead apartments with approx. 100 residents.



Contact

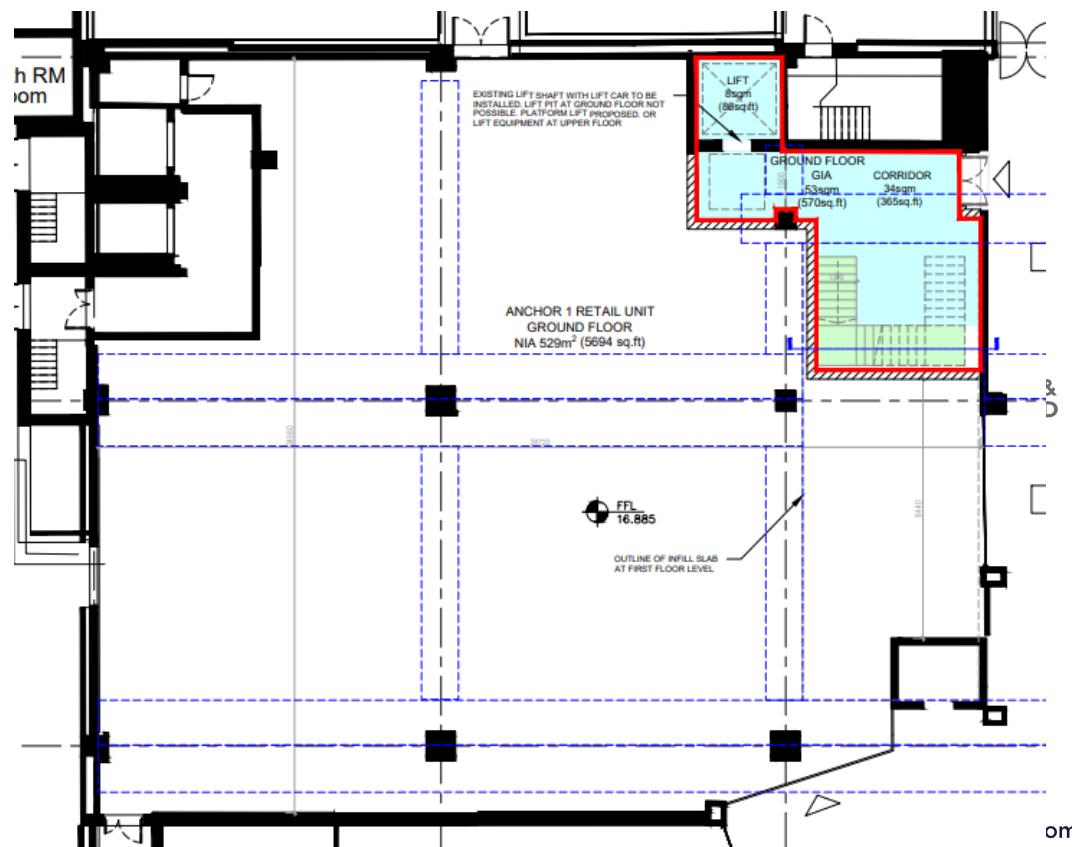
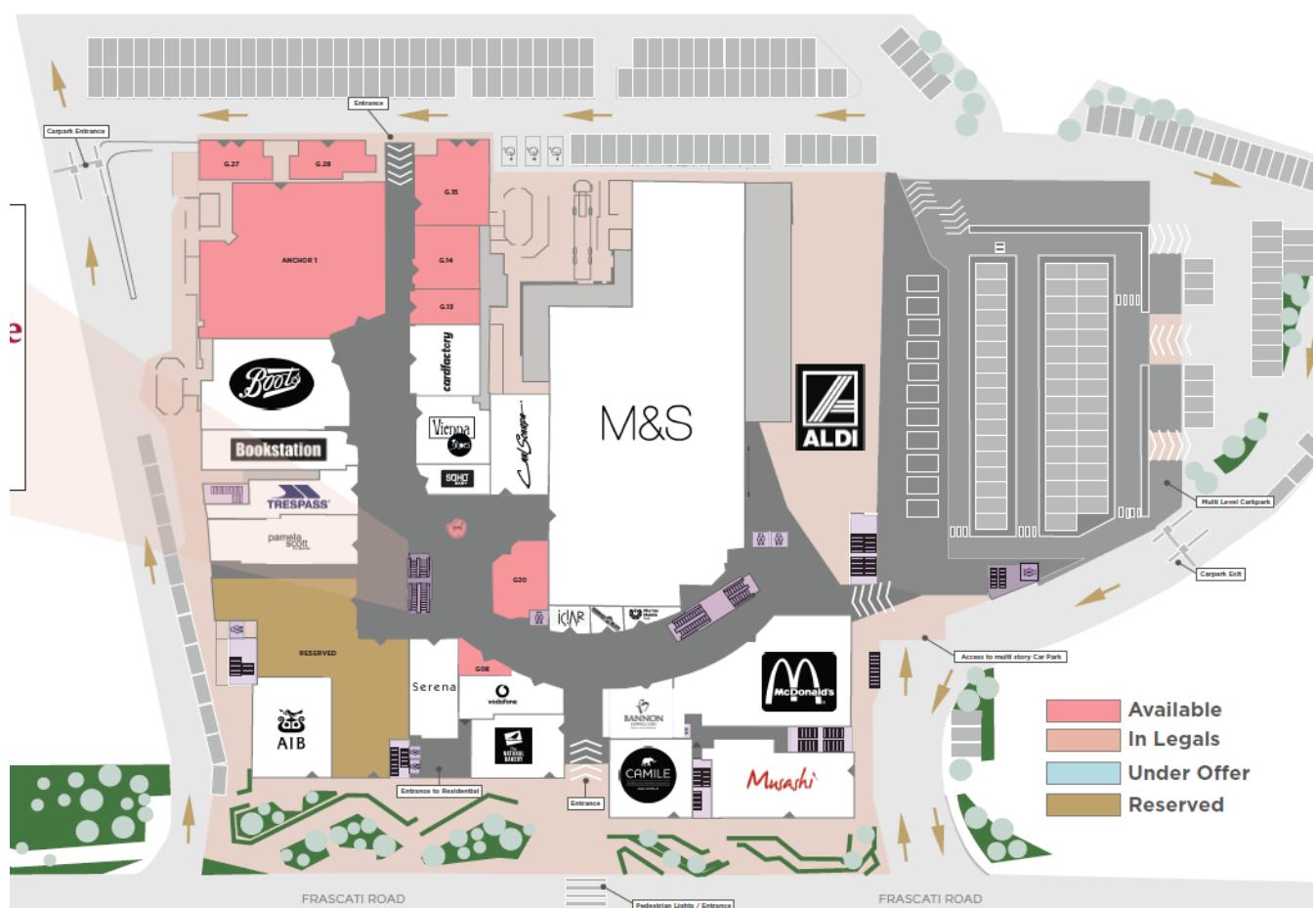
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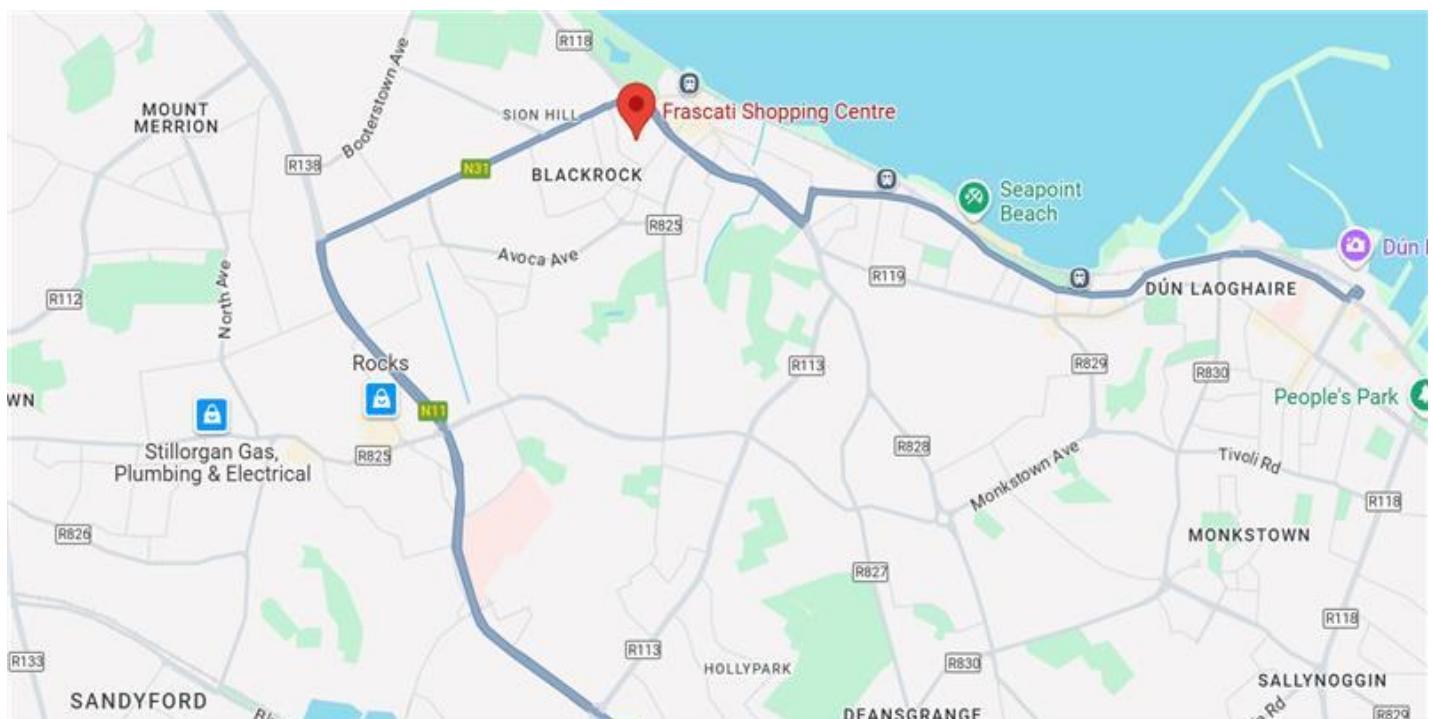
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Location

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	529	5,694

Quoting Rent

Available on enquiry.

BER: Exempt

Insurance

The insurance is €2,056

Service Charge and Rates

The service charge is approx. €66,505.

The commercial rate is €23,065.