

**TRULY GENUINE UNIQUE RETAIL OPPORTUNITY
RETAIL UNIT A, FIRST FLOOR, POWERSCOURT HOUSE,
ENNISKERRY, CO. WICKLOW**

TO LET



Details:

- * Retail Unit approx. 150 sq. metres (approx. 1,600 sq. ft.) on the First Floor at Powerscourt House, with panoramic window displays of the famed Powerscourt Gardens.
- * Trade alongside Avoca Retail Unit & Café, Neptune by Global Village, The Design loft, and The Garden Pavilion.
- * Approx. 500,000 visitors to Powerscourt House per annum – Powerscourt Gardens listed as #3 in the World's Top Ten Gardens. Powerscourt House listed as one of the Top 10 Global Houses (Lonely Planet).
- * Ideally suit Interior Design/Accessories/Lighting, Fabrics, Furniture etc. users.
- * Available immediately.

Contact: Ben Pearson - bpearson@agar.ie - 01 2137777

Subject to Contract

VIEWING: BY PRIOR APPOINTMENT ONLY



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist's impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchase/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © National Mapping Division of Tailte Éireann. PSRA No.004514.



Located on the First Floor of Powerscourt House, overhead Avoca Terrace Café, and fronting the stunning gardens. The open plan unit offers quality retail accommodation within a unique and high footfall retail environment.

Terms: Available under the terms of a new 5 years lease. Tenant liable for the payment of service charge, landlords insurance and heating/electricity contribution.

BER: Exempt.

Rent: €40,000 per annum, exclusive of VAT where applicable and payable quarterly in advance.

Rates: Nil.

Service Charge: For 2025 approx. €8,350

Landlords Insurance: For 2025 approx €2,200

Heating/Electricity Contribution: For 2025 approx. €4,000

Subject to Contract

VIEWING BY APPOINTMENT



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © National Mapping Division of Tailte Éireann. PSRA No.004514.



