

COMMERCIAL PROPERTY CONSULTANTS ACQUISITION & DEVELOPMENT ADVISERS

Suite 12 The Mall Beacon Court Sandyford Dublin 18 D18 DX56 T: +353 1 213 7777 E: info@agar.ie W: agar.ie

TRULY GENUINE UNIQUE RETAIL OPPORTUNITY TO LEAD TO LEA



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



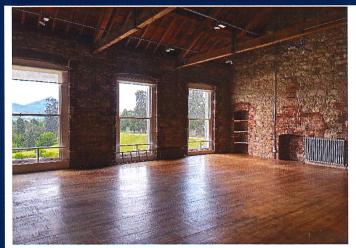


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Located on the First Floor of Powerscourt House, overhead Avoca Terrace Café, and fronting the stunning gardens. The open plan unit offers quality retail accommodation within a unique and high footfall retail environment.

<u>Terms</u>: 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

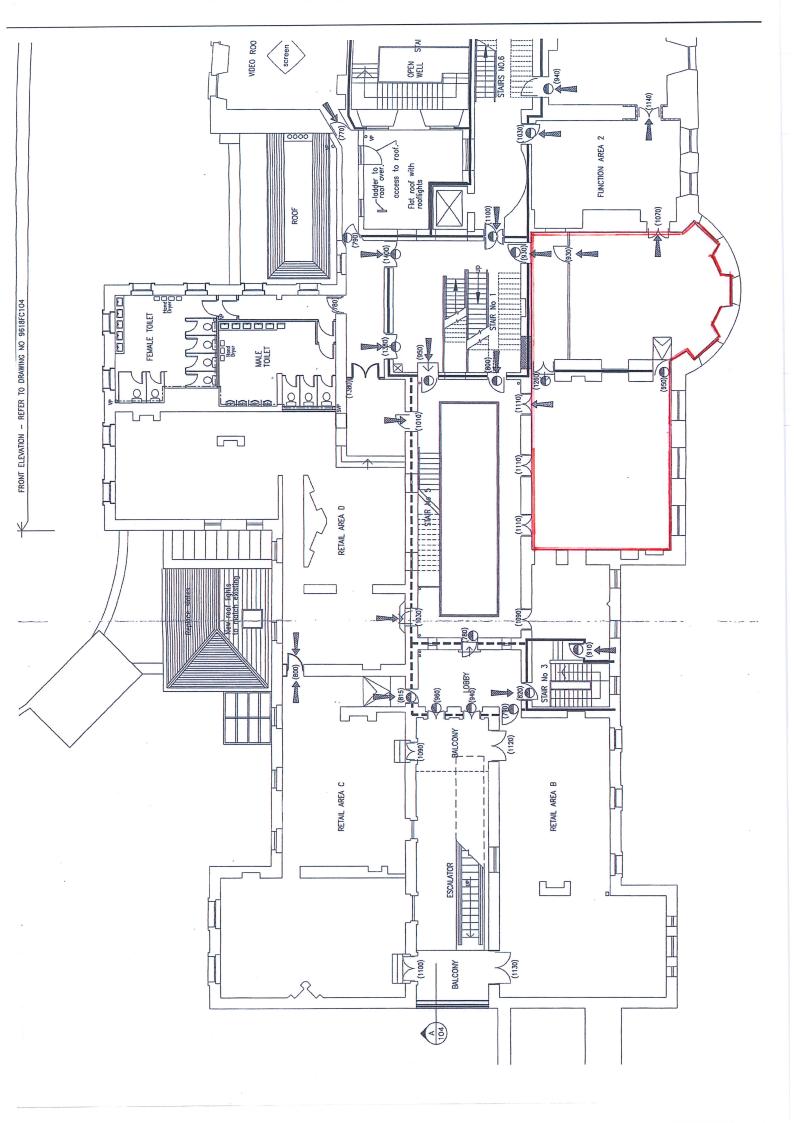
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