

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

RETAIL GROUND FLOOR - TO LET WITH OVERHEAD OFFICE



7 PATRICK STREET, DUN LAOGHAIRE, CO. DUBLIN

- Retail Ground Floor – approx. 46sqm
- Overhead Office - approx. 28sqm
- Close to Dun Laoghaire and Bloomfield Shopping Centres
- Unit ready for fit-out with roller shutter door.
- Beside Marlowe Cleaners.Three. Ritz Café and The Architects.

LOCATION:

The premises are located on Patrick Street, Dun Laoghaire close to its junction with Upper and Lower Georges Streets which is considered the town centre of Dun Laoghaire. Dun Laoghaire is approx. 8kms south-east of Dublin City Centre and benefits from good transport facilities including car, bus, train and boat.

DESCRIPTION:

The premises comprise a 2-storey mid terrace ground floor retail shop with overhead offices. The retail unit benefits from ceiling tiles incorporating fluorescent lighting. There is a WC and WHB to the rear of the shop. The first floor is divided into 3 rooms suitable for offices and storage. The property would suit many different types of shop/offices/showrooms (subject to the appropriate planning permission).

ACCOMODATION:

Ground Floor Shop:	Approx. 46sq.m
First Floor:	<u>Approx. 28sq.m</u>
Total:	Approx. 74sq.m

LEASE: The premises are available on a new lease with flexible terms.

RENT: €23,000pa

RATES & INSURANCE: Approximately €5,000

BER: E1

VIEWING: Strictly by Appointment

PSRA Licence No. 001142

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