

COMMERCIAL DEVELOPMENT/POTENTIAL RESTAURANT OPPORTUNITY

## BLACKROCK RAILWAY STATION, BATH PLACE, BLACKROCK, CO. DUBLIN

**BER EXEMPT**



**01-638 2700**

- Excellent opportunity to trade from the coastal town of Blackrock in County Dublin.
- Two storey mixed use railway station building suitable for a variety of commercial uses.
- Full vacant possession available on grant of planning permission
- Suitable for bar/restaurant/café use (subject to planning).
- Ideally situated overlooking Dublin Bay and adjacent Blackrock DART, Dublin Bus termini and surface car parking.
- Ground floor approx. 127 sqm.
- First floor in residential use approx. 79 sqm.





### LOCATION

Blackrock Railway Station is superbly located on Bath Place with views overlooking Dublin Bay & Howth. Situated only a 2 minute walk from the bustling village of Blackrock, the station building is easily accessible. The DART line running from Howth to Bray, a Dublin Bus termini and ample surface car parking are all situated adjacent. The property would not only suit a restaurant or coffee shop (subject to planning) but a variety of commercial uses. The first floor was previously in residential use.

Blackrock is a busy, well established and affluent south Dublin suburb with a catchment of approximately 630,000 people living within a 20 minute drive. Located approximately 6.6km from Dublin city centre neighbouring suburbs include Mount Merrion, Stillorgan, Booterstown, Dun Laoghaire, Leopardstown and Foxrock. There are two shopping centres in the immediate area anchored by M&S, Aldi and Supervalu and a host of specialist boutiques, coffee shops, restaurants and bars located on the main street in the village.

### DESCRIPTION

The property comprises a two storey railway station building. This attractive building is accessed from Bath Place. The first floor which has independent access from a small gated courtyard was previously in residential use. The ground and first floor could suit a variety of uses including restaurant / café use (subject to planning). Full vacant possession will be available on grant of planning permission.

### PROTECTED STRUCTURE

The property is listed as a protected structure under Dun Laoghaire Rathdown Development Plan 2016-2022.





## ACCOMMODATION

Description	SqM	SqFt
Ground Floor	127	1,367
First Floor	79	850

## RENT

Quoting rent €40,000 per annum and/or percentage turnover top up.

## LEASE

Available to let on a 25 year lease agreement subject to five yearly rent reviews.



## BLACKROCK RAILWAY STATION





### INVITATION FOR PROPOSALS

Interested parties will be invited to submit proposals by Friday 24<sup>th</sup> November 2017 at 1pm. The selected party will seek planning permission for the relevant change of use.

### BER INFORMATION

BER: Exempt.

### FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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