

112 ROCK ROAD BLACKROCK, CO. DUBLIN

FOR SALE by AUCTION
(unless previously sold)

Suburban Office/Retail Investment



THINKING OF SELLING?
Call 1800 364 364

DNG



BER **G**

LOCATION

The property is well located at the junction of Rock Road and Booterstown Avenue. Booterstown and Blackrock are considered one of the best suburban residential and commercial locations in South Dublin. The property is located on the Rock Road approx. 8km south east of Dublin City Centre. Rock Road benefits from a superb and highly visible profile and is one of the busiest arterial routes into the city centre. The area is a well-established and connected commercial location, home to a range of occupiers such as Zurich, Allianz, Novartis, and Permanent TSB.

Blackrock Village is just a 5-minute drive/15-minute walk from the property with access to a host of amenities including bars, restaurants and cafes. The Blackrock and Frascati Shopping Centres are home to major occupiers such as Marks & Spencer, Boots, AIB and SuperValu.

TRANSPORT

112 Rock Road is situated in a prominent and easily accessible arterial route and benefits from a variety of transport links, including direct access to the Booterstown DART station just across the road. The property is located adjacent to the N11 Quality Bus Corridor and is served by numerous Dublin Bus Routes.

DESCRIPTION

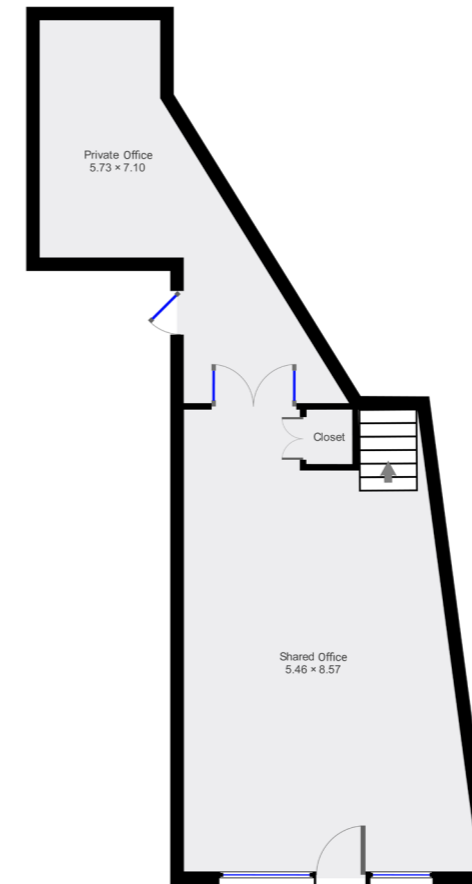
Extending to approx. 881 sq.ft, 112 Rock Road comprises an own door 2.5-storey building with office/retail space at ground and first floor level. The property is fully let to DNG, on a ten-year term from 1st May 2019 with an annual rent roll of €24,000.

The ground floor benefits from a large reception and waiting area, with an ancillary office and a kitchenette to the rear. The first floor comprises two meeting rooms with a W.C just above at second floor return. The property benefits from a mixture of suspended ceilings with recessed lighting and slab ceilings with fluorescent strip boxed lighting, electric storage heating, solid carpeted floors and a mixture of wall sockets and perimeter trunking.

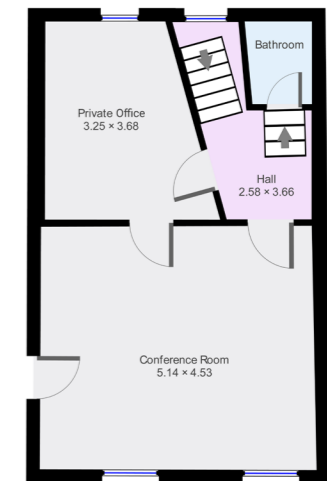


INDICATIVE FLOOR PLANS

GROUND FLOOR



FIRST FLOOR

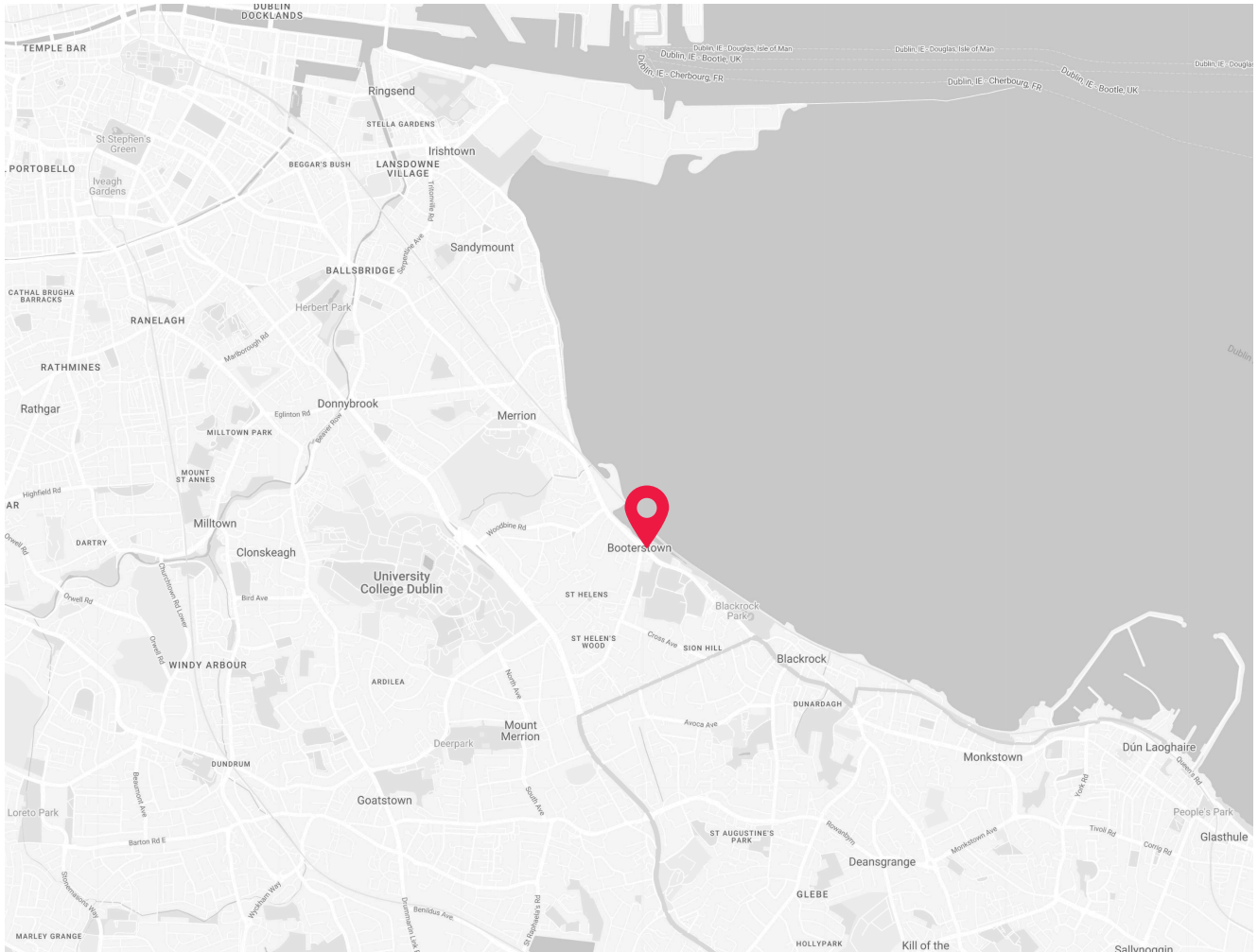


* Floor plans are not to scale and for indicative purposes only.

ACCOMMODATION SCHEDULE

	APPROX. SQ.M.	APPROX. SQ.FT.
Ground Floor	53.86	580
First Floor	28.01	301
Total	81.87	881

*All measurements are approximate and provided for indicative purposes only. Interested parties are to satisfy themselves in this regard.



CONTACT

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DETAILS

Tenancy

The property is fully let to DNG Limited on a 10 year lease from May 2019 at an annual rent of €24,000 per annum

Title

Freehold/Effective Freehold

BER



Guide Price

Excess €400,000

Auction Link/Dataroom

<https://www.knightfrank.ie/properties/investment/112-rock-road-blackrock-co-dublin>

Viewings:

Viewing strictly by appointment through sole agent Knight Frank

Solicitor Details

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15 Upper Fitzwilliam Street Dublin 2,
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KnightFrank.ie

PSRA Registration Number: 001266

Subject to Contract/ Contract Denied/
Without Prejudice

CONDITIONS TO BE NOTED

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