

Excellent Retail Opportunity

# To Let

**Unit 4, Crofton Road,  
Dun Laoghaire, Co. Dublin**

**HWBC** 



- **High-profile corner ground floor retail unit**
- **Excellent location on Crofton Road close to Dun Laoghaire Dart station and Dun Laoghaire County Council's offices**
- **Floor area of 176 sq m with 3 car spaces (optional)**
- **Adjacent/neighbouring occupiers include Milano, Gourmet Food Parlour and Bistro Le Monde**
- **Part of 16,000 sq m mixed use office/residential scheme**
- **Rent (On Application)**
- **May suit restaurant/café use (S.P.P.)**

Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.

**HWBC** 

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## Location

Dun Laoghaire is a popular coastal town located 11km south east of Dublin City Centre. The town is served by excellent transport links including the DART and numerous Dublin bus routes. The town has a strong retail mix with two shopping centres and a strong high street.

## Description

Harbour Square is a mixed-use development on Crofton Road with restaurants at ground floor and offices/apartments overhead. St. Michaels Hospital carpark is located to the west with Dun Laoghaire Rathdown County Council's offices located immediately east. The railway station is immediate north of the scheme.

The property comprises a ground floor retail unit of 176 sq m along with three car spaces (optional). The unit has good frontage to Crofton Road and is suitable for a wide variety of retail uses.

## Accommodation

(Net internal Floor Area)

Floor	Use	Sq M
Ground	Retail	176
Car Spaces ( <i>Optional</i> )	3	

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.

## BER Certification

BER: C3

## Rent

On Application

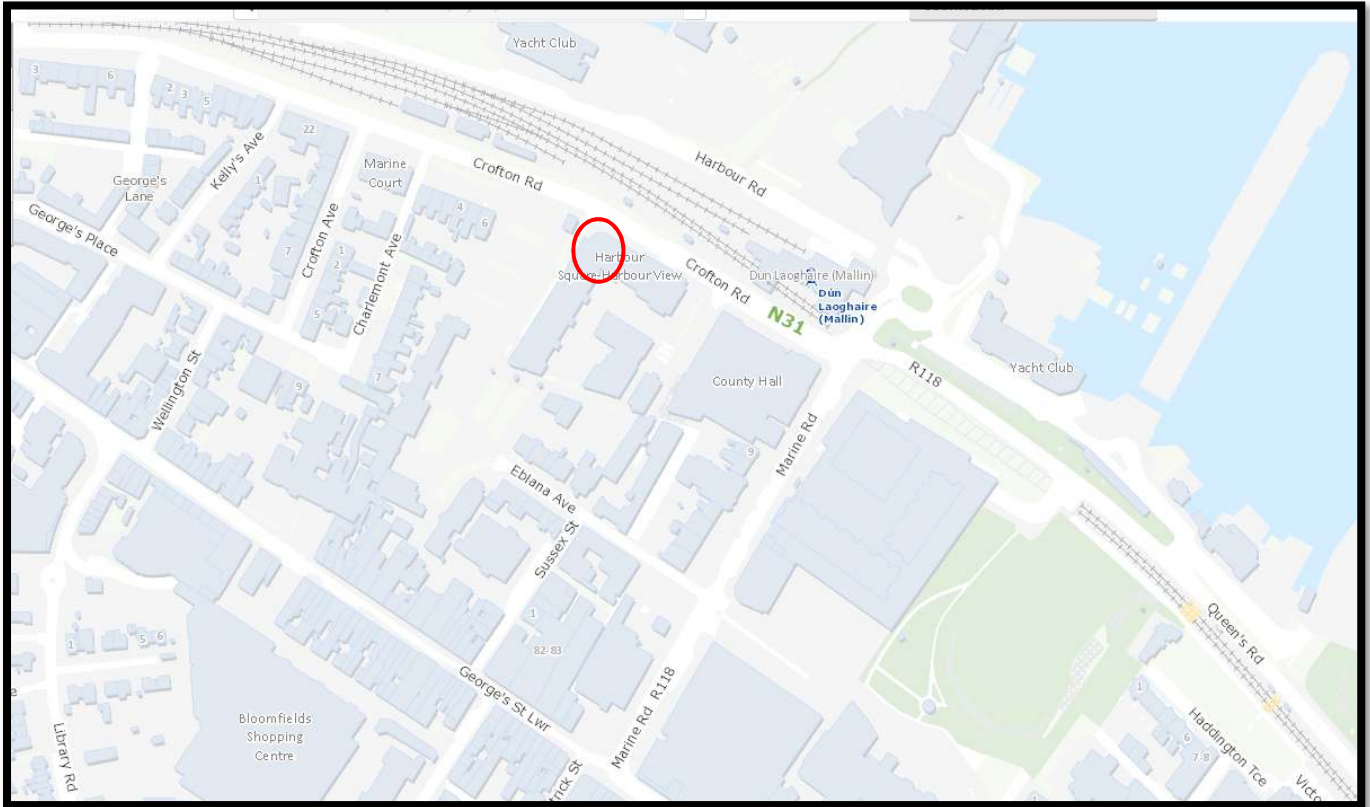
## Rates

€9,837.24 (2019)

## Service Charge

€4,651.61 (2019) (*excluding cars*)

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## Viewing

Strictly by appointment only with the sole letting agents.

For further details please contact:



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