

TO LET

AGAR

COMMERCIAL PROPERTY

HIGH PROFILE GROUND FLOOR RETAIL / RETAIL SHOWROOM

**125 BRAEMOR ROAD, CHURCHTOWN,
CO. DUBLIN, D14 PX96**

(FANTASY LIGHTING RE-LOCATING)



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

PROPERTY HIGHLIGHTS

- Extensively fitted ground floor retail unit to ideally suit a wide variety of retail, or retail showroom users.
- Ground floor approx. 201 sq. metres (approx. 2,165 sq. ft), with rear access. Internal wc whb.
- Rear and side yard.
- Car parking to the front of the property.
- Available immediately.

Visit agar.ie

AGAR

Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18,
DX18 DX56

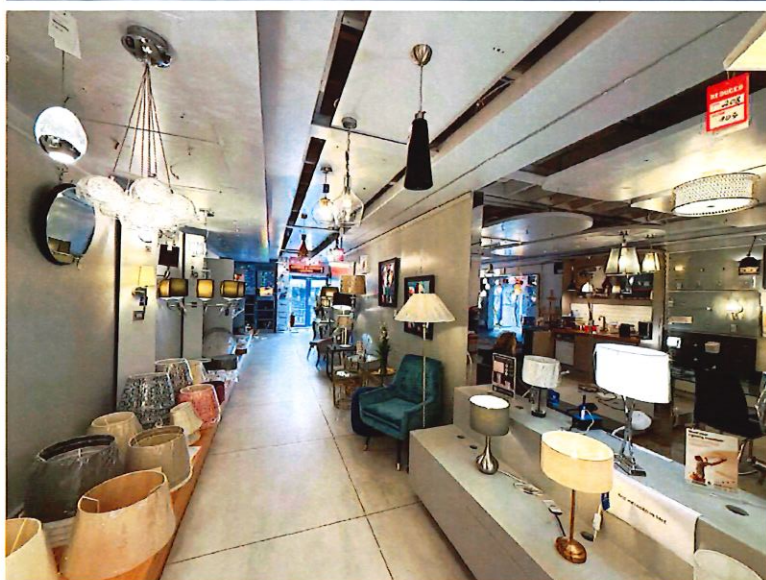
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FEATURES

- Enjoys a large volume of vehicular passing traffic located in a mature and well established South County Dublin suburb, approx. 8 km from Dublin City Centre. Well serviced by public transport links.
- Adjoining occupiers include Spar, Smiths Pharmacy, Macari's Takeaway, Peter Gregory Hair Salon.
- Extensively modern fit out, including air-conditioning units, tiled floors, feature ceiling and alarmed throughout.

LEASE

New long term lease with an open market rent review at the end of Year 5. Tenant liable for the payment of rates and landlords's insurance.

VAT

We understand that VAT will not be applicable to the rent.

BER C1

RENT

€60,000 per annum exclusive.

RATES

Rates for 2026
€10,100.

LANDLORD'S INSURANCE

€700.

CONTACT

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VIEWING STRICTLY BY APPOINTMENT



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