

TO LET | GASTROPUB & RETAIL OPPORTUNITIES

Bakers Hall

Rochestown Avenue, Dun Laoghaire, Co. Dublin



BAKERS HALL OFFERS A FANTASTIC COMMERCIAL OPPORTUNITY IN ONE OF DUBLIN'S MOST DESIRABLE RESIDENTIAL AREAS.

A new mixed-use student accommodation development comprising of 300 beds, 630 sq. m (6,788 sq. ft) of retail and public house space.



Unit	Floor	Use	Sq. M*
 Unit A	Ground	Public House	265.5
 Unit B	Ground	Retail	237.7
 Unit 1/2	Paddy Power	Retail	
 Unit 3	Knobs & Knockers	Retail	
 Unit 4	Ground	Retail	103.9
 Unit C	Ground	Retail	40.3
 Unit D	Ground	Retail	87.14

*All floor areas are to be verified by on-site measurements.



Bakers Hall

Rochestown Avenue, Dun Laoghaire, Co. Dublin

LEASE

The units are available on new long term leases, incorporating rent reviews at five year intervals. tenants will be responsible for the payment of local authority rates (when rated), service charges and landlords insurances.

VAT

There will be Vat on the rental payments

RENT

On application

BER

To be provided

SOLE LETTING AGENTS



01 633 3700

NIGEL KINGSTON

+353 86 233 4032

Nigel.Kingston@colliers.com

MARK ATKINSON

+353 87 092 1098

Mark.Atkinson2@colliers.com

PSRA License No. 01223

Disclaimer: Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of JS (City) Ltd. Company registered in Ireland no. 20138. Registered office: Hambleden House, 19-26 Lower Pembroke Street, Dublin 2.