

OFFICE INVESTMENT/REDEVELOPMENT OPPORTUNITY

4 CARYSFORT AVENUE, BLACKROCK, COUNTY DUBLIN



01-638 2700

- Own door self-contained single storey office unit of approx. 20 sqm/226 sqft.
- The property has the benefit of a grant of planning permission for an additional floor (Reg Ref D20A/0403).
- Prominent location on Carysfort Avenue close to its junction with Main Street and Temple Road in Blackrock Village.
- For sale with vacant possession.
- Neighbouring occupiers include the Three Tun Tavern Public House, The Grafton Barber, Noel Higgins Hairdressing, An Garda Síochána, Macken's Pharmacy, Permanent TSB and Bank of Ireland.



## LOCATION

No. 4 is well positioned on the southern side of Carysfort Avenue close to its junction with Main Street and Temple Road in Blackrock Village. Carysfort Avenue links Main Street with Frascati Road. Blackrock is an affluent coastal suburb of south Dublin approximately 7.5 kms south east of Dublin's city centre and a highly sought after residential and commercial location.

A host of amenities are available along Main Street and surrounds. The property adjoins the Three Tun Tavern Public House whilst other notable occupiers nearby include The Grafton Barber, An Gardá Siochána, Mackens Pharmacy, Permanent TSB and Bank of Ireland.

The property benefits from good transport links with Dublin Bus services available nearby and Blackrock Dart Station approx. 300 metres from the property.

## DESCRIPTION

The property comprises a single storey mid-terraced own door office building. Adjoining buildings are two storey in height. Internally, the property comprises carpet covered concrete flooring with painted and plastered walls. Externally, the property is of traditional masonry construction with a painted rendered façade, under what appears to be a pitched slate roof.

## ACCOMMODATION

Description	Sqm	Sqft
Ground	20.01	226

## TOWN PLANNING

The property is located in an area zoned District Centre under the Dun Laoghaire Rathdown County Development Plan 2022-2028 "Dun Laoghaire Rathdown County Development Plan: "To protect, provide for an or improve mixed-use district centre facilities".

## PLANNING PERMISSION

The property has the benefit of a planning grant (Reg Ref D20A/0403) for demolition of the existing roof and the construction of a first floor and installation of signage to the existing office. Full details are available to view on Dun Laoghaire Rathdown County Council's planning portal.

## TITLE

We understand that the property is held under Freehold title.

## COMMERCIAL RATES

We understand the commercial rates liability for 2022 is approx. €911.44.

## BER

Exempt.

## PRICE

Excess €175,000.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

