

## 28 Crumlin Road, Crumlin, Dublin 12, D12 A06A



**Guide €550,000**

**Mixed Use Investment Property**

**For Sale**

- ERV €56,000 per annum with a yield in excess of 10%
- 171 sq m / 1840 sq ft. Walk-in condition
- Retail, residential & warehouse units
- Further development potential, subject to planning

Get Property Estate Agents are delighted to bring this high yield, mixed use investment opportunity with vacant possession to the sales market. Located on the Crumlin Road thoroughfare, this is a central property which always enjoys enormous demand for its three components of retail, residential and warehouse units.

This property is separated as a ground floor commercial premises with off-street parking at the front, an adjacent two storey 3-bedroomed residential property, and a large warehouse at the rear. With an ERV of €56,000 providing a potential yield of circa 10% this is ideally suited to investors, a pension, or business owners who wish to live beside their business.

Retail unit: €16,000 p.a.

Residential unit: €30,000 p.a.

Warehouse / Industrial: €10,000 p.a.

Following a successful planning application, the property was extended and fully redeveloped in 2019 and has all the necessary certifications etc. The works included insulation, rewiring, new plumbing, fire and sound proofing and all combined have brought the building in line with modern building standards. This recent redevelopment means that the property is ideally suited to an investor looking for a hassle free, high yielding property located close to the city centre.

There is also an opportunity to further develop the Warehouse / Industrial Unit (Subject to PP).

#### **Accommodation** (approximate measurements)

- Living room/Kitchen. 3.6m x 6.2m. Wooden laminate flooring, modern kitchen with all mod-cons and integrated units. Sliding door to patio, Velux windows, wired for Virgin media.
- Bathroom room. 1.38 x 2.3m. Floor to ceiling tiles, toilet, whb with storage shower unit.
- Hallway. 1.9m x 9.0m. Wooden laminate flooring, floor to ceiling cupboard storage. Utility space for washer & dryer. Alarm & fire protection system.
- Landing. 1.9m x 2.6m. Carpets.
- Bathroom. 1.8m x 1.8m. Toilet, whb with storage and shower unit.
- Bedroom 1. 3.9m x 3.1m. Carpets, curtains, space for desk & extra storage and access to attic.
- Bedroom 2. 2.9m x 3.9m. Carpets, venetian blinds, curtains, space for desk & extra storage.
- Bedroom 3. 2.9m x 2.6m. Carpets, venetian blinds and curtains.

#### **Retail Unit**

- 3.7m x 8.1m. Wooden laminate flooring, alarm & fire protection system. Motorised roller shutters.
- WC. 1.3m x 1.6m. Toilet, whb and water heater.

#### **Warehouse**

- 5.8m x 8.9m. 4m in height. Electricity & running water, toilet and whb.

The commercial premises and the rear warehouse are both currently vacant, while the occupants in the apartment have been served notice to leave, with the notice expiring in September 2022.

This property is in very good condition and with its high-profile location, and strong yield is very appealing as an investment vehicle, and viewing is highly recommended. To arrange a viewing please complete the form to the right of this page or call Ryan O'Shaughnessy of Get Property Estate Agents on 0879828027.

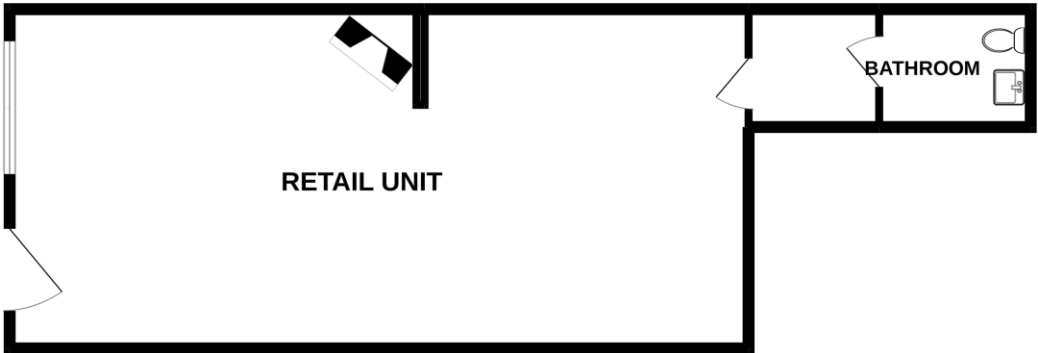
Private viewings shall take place by appointment only.

**Retail unit**

Totalling 35 sq m, the retail unit was recently rented to a successful beauty salon with a monthly rent of €1,250. It has been freshly painted, has wooden laminate flooring, is plumbed for a sink, and comes with a rear bathroom with a toilet and a whb. There is a monitored fire-protection system, a mechanical roller shutter and is alarmed.



**GROUND FLOOR**  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 346 sq.ft. (32.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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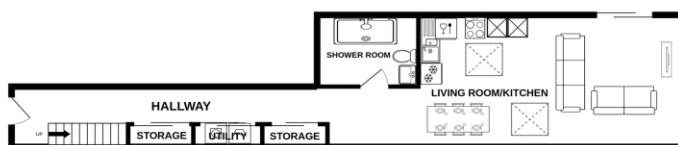
## Three bedroom Apartment

Totalling 85 sq m the three-bedroom apartment was extended and renovated in 2019 to a very high standard. It has new windows throughout and has been built to A-Rated standards; it is fully insulated above, below and on the internal walls (BER to follow).



The apartment consists of an entrance hallway with solid wooden laminate flooring; a small utility with a new modern washer/dryer, a storage area/cloakroom; a downstairs bathroom with an electric shower; a large light-filled open-plan kitchen (with all mod cons)/dining/living room with large double-glazed windows and sky lights that provide great light for this large living area. The living room opens out onto the back garden that is currently being landscaped with a stone patio area ideal for BBQ. Upstairs there is another bathroom with a shower; 2 very-good sized double bedrooms and another decent double bedroom.

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

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The property has a new high-efficiency combi-gas boiler, so constant hot water, and a pump giving strong water pressure. There is free on-street parking just around the corner. The house is also fully alarmed with a new wireless alarm system.

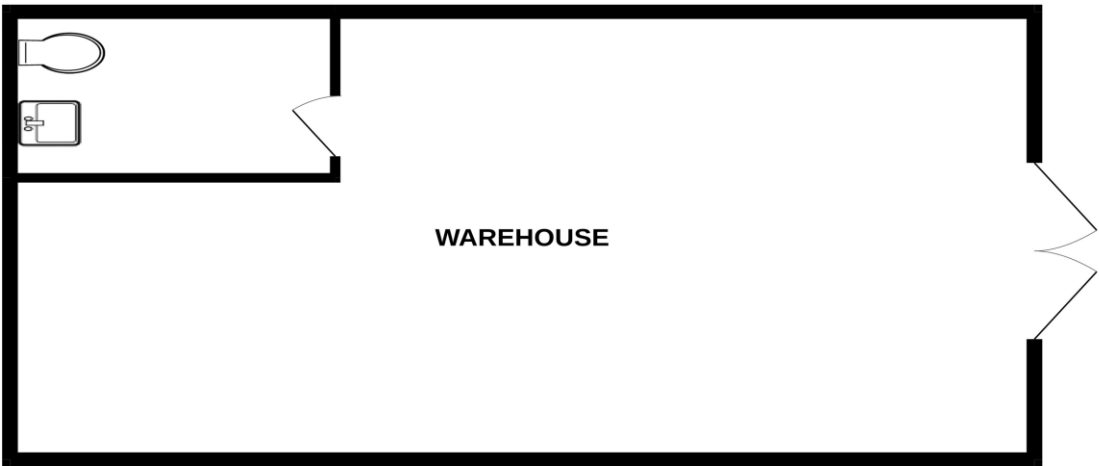
Warehouse

Totalling 51 sq m, the warehouse at the rear has a high galvanised roof, has electricity, running water and a bathroom.



It is accessed via the laneway adjacent to Crumlin Road and is wide enough to facilitate a large van. It would be ideal for usage use as a storage facility, a workshop or garage. There is also the option to convert this large space into an office / studio or integrate it into the residential unit (Subject to PP).

GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.  
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**Terms:**

For Sale by Private Treaty

**BER:**

BER:

BER No.

EPI:

**Negotiator Handling Sale:**

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