

Elliott & FitzGerald

(01) 661 4403

INVESTMENT OPPORTUNITY

2 Arbourfield Terrace,
Dundrum Road, Dundrum,
Dublin 14.

FOR SALE



DUNDRUM TOWN CENTRE



WINDY ARBOUR LUAS

- COMMERCIAL INVESTMENT OPPORTUNITY
- LOCATED ON A BUSY THOROUGHFARE
- CONTRACTED INCOME OF €58,000 PER ANNUM, WITH FURTHER POTENTIAL
- NET INTERNAL FLOOR AREA c.156.76 sq.m. (1,687 sq. ft)

INVESTMENT

LOCATION

Situated on the east side of Dundrum Road, adjacent to Dundrum Business Park and to the south its junction with Mulvey Park approximately 1 km north of Dundrum Village Centre

The immediate surrounding area is predominantly residential in character, interspersed with the usual neighbourhood shopping facilities and commercial business concerns. Dundrum Road is a busy arterial route serving a heavy volume of vehicular traffic particularly during peak commuting times. The area has the benefit of Windy Arbour Luas station and Dundrum Town Centre within close proximity.

DESCRIPTION

Comprising a mid-terrace two storey commercial property, having a retail unit at ground level, in use as a bookmaker and a medical / counselling centre at first floor level.

ACCOMMODATION & TENANCIES	SQ.M.	SQ.FT
GROUND FLOOR		
Retail Bookmakers Storeroom; Toilet Facilities	90.78	977
Tenancy: We understand that the ground floor is occupied for a term of 10 year from 1 st November 2007 to Boylesports, subject to the rent of €40,000 per annum, lessee paying rates and being responsible for internal repairs and insurance.		
FIRST FLOOR		
Counselling Rooms Two rooms, waiting room & Toilet Facilities	65.98	710
Tenancy: The first floor is held subject to the terms of a 3 year lease from 30 th November 2016 at a rent of €18,000 per annum.		

TITLE

Details On Application

PRICE

On Application

MAP



BER DETAILS

BER E2

BER No. 800719817

Energy Performance Indicator: 734.7 kWh/m2/yr

TOWN PLANNING

Zoned Objective 'M3' under the Dun Laoghaire Rathdown County Development Plan 2016-2022:

'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'

VIEWING

Strictly by appointment with sole agents.

For further information contact:
John D. Elliott: johnd@elfitz.ie

**Elliott &
FitzGerald**

01-6614403

Ref: 3088

PSRA License No.: 00329

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.