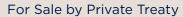


# TWO RETAIL UNITS AT CLAY FARM DRIVE

Ballyogan Road, Dublin 18





Two Retail Units at Clay Farm, Dublin 18

2 Two Retail Units at Clay Farm, Dublin 18

# SUMMARY

- Two retail units extending to approx. 85 sq.m. (915 sq.ft.) each
- Located within the neighbourhood centre of Clay Farm, a highly successful Park Developments scheme.
- Available to purchase in one or more lots
- The retail units have been completed and are being sold with the benefit of vacant possession.
- Park Developments plan to deliver approximately 1,500 residential units across their site with over 900 units delivered.
- Exceptional location fronting onto Clay Farm Drive and strategically located 400m from Leopardstown Valley LUAS Stop.





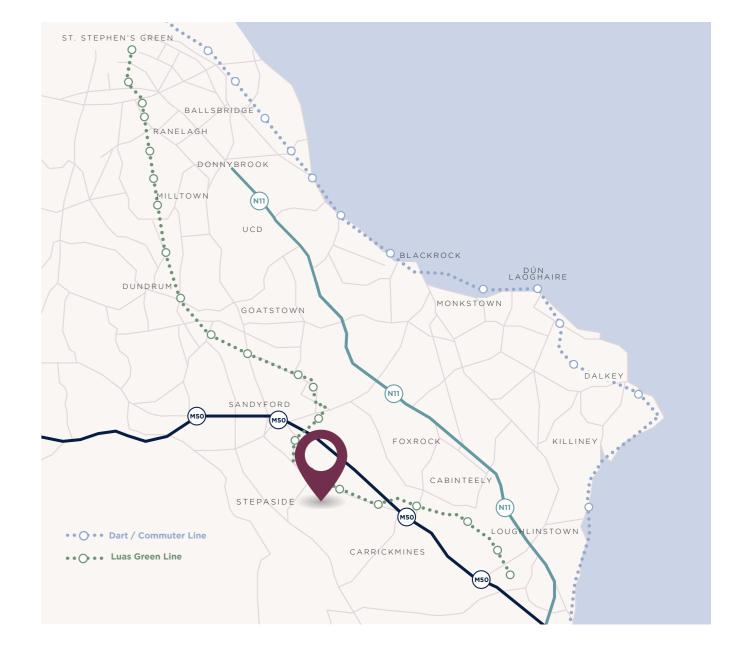


# LOCATION

The retail units are located on Clay Farm Drive, within the everpopular housing development of Clay Farm. The units are situated approximately 12km south of Dublin City Centre.

Clay Farm is currently under construction which upon completion will contain approximately 1,500 residential units containing 670 houses and 830 apartments. Links Childcare is due to open in Q2 2023 and will be operating out of a neighbouring unit extending to 6,500 sq ft.

There are various transport amenities serving the area including the LUAS Green Line at Leopardstown Valley, within 400m from the subject property, and on the doorstep is the hugely popular greenway. The area is well served by several Dublin Bus routes including the 40. The M50 is also within 500m which provides access to Dublin and major arterial routes across the country.



Two Retail Units at Clay Farm, Dublin 18

4 Two Retail Units at Clay Farm, Dublin 18

# DESCRIPTION

Unit 1 and Unit 2 occupy the ground floor beneath three storey buildings with duplexes overhead and with frontage onto Clay Farm Drive.

Both units are built to modern standards and offered in shell condition with shop fronts installed. The units benefit from retail planning permission but may be suitable for other uses subject to planning permission. The units are available separately or as one lot or two lots. Designated car parking will be provided with the units.

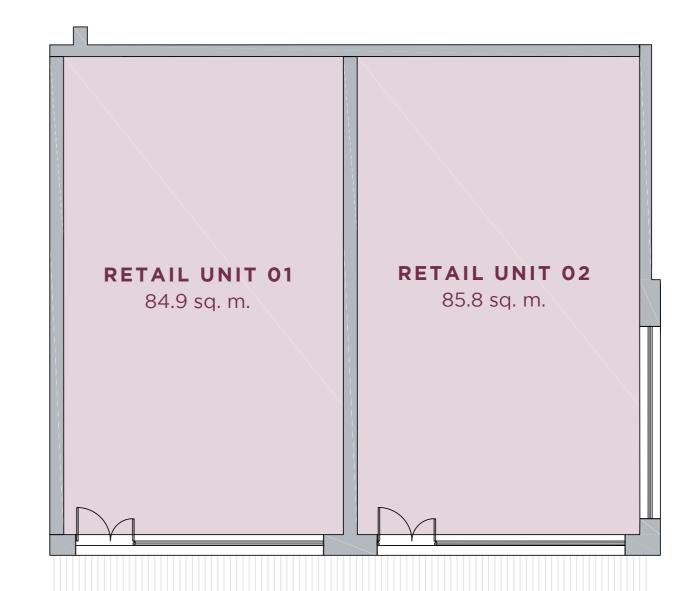
## ACCOMMODATION

The units comprise the following floor areas:

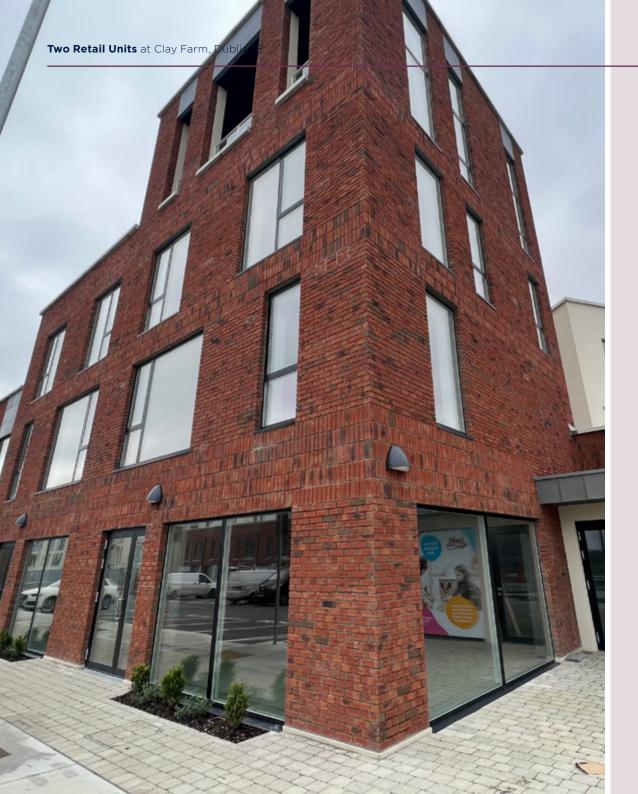
UNIT	SQ.M NIA (APPROX)	SQ.FT NIA (APPROX)
Retail Unit 1	84.9	914
Retail Unit 2	85.8	923
TOTAL	170.7	1,837

All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.









## **TENURE**

Title is held by way of a Long Leasehold for 500 years

## VIEWING

Viewings strictly by appointment and to be arranged via the sole selling agent

# SERVICE CHARGE

Approx. €900 per unit per annum

BER



### CONTACT

For further information please contact:

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