

Investment Property

For Sale
by Private Treaty

4 Arbourfield Terrace

Dundrum Road
Dublin 14, D14 W4C6



O'Mahony

Some Features:

- Two storey Commercial & Residential Investment property + vacant Detached Garage (Site) to Rear
- Current Shop Rental Income €45,000 p.a.
- Shop Rent review from 2022 outstanding
- Shop FRI Lease - 21 years from 1st March 2017 to 28th February 2038
- Shop lease provides for five yearly reviews of rent
- Excellent readymade Investment Opportunity
- Possible redevelopment opportunity to vacant Garage / Site at Rear (Subject to P.P.)
- We are advised that no VAT is payable on sale price
- Shop Tenant is responsible for Shop Rates and Insurance



For Sale in One or Two Lots.

Lot 1: Retail Shop Investment (Tenants Not Affected).

High Profile Retail Shop premises trading as ‘San Marino’ Fast Food Take Away, located on a terrace of retail shops on Dundrum Road, close to Dundrum Business Park, and a short stroll from the Windy Arbour LUAS stop. The property comprises a ground floor retail unit together with a residential portion located on part of the ground floor, and on the upper floor. The entire property is let on a FRI lease to a single tenant on a long lease of 21 years from 1st March 2017 to February 2038.

Current Rental Income:	€45,000 p.a.
2025 Commercial Rates:	€ 4,640.61. Payable by Tenant.
Buildings Insurance:	€ 2,292.00. Payable by Tenant.
Retail Shop Ground Floor:	c. 85 sq.m.
Residential GIA:	c.127 sq.m.
Shop Lease:	21 years from 1 st March 2017.
Reviews:	5 Yearly reviews of rent.
Review Outstanding:	Review of rent outstanding from 1 st March 2022.
Tenure:	We are advised that Title is Leasehold: 398 years from 1950.
VAT:	We are advised that VAT does not apply to the sale.

BER Shop: D1. No.801046947. EPI: 464.31 kWh/m²/yr 1.74.



BER Residential: G. No.118171495. EPI: 625.16 kWh/m²/yr.



Lot 2: Garage / Site to Rear with Vacant Possession.

Vacant Garage / Site to the rear of 4 Arbourfield Terrace, Dundrum Road, (at the entrance to Dundrum Business Park) with potential. Located in a mature commercial setting with surrounding office units, this garage / site could offer an opportunity for further development (Subject to any necessary Planning Permission).

- Garage c. 40.30 sq.m.
- Site Area c.179.20 sq.m.
- Offered with Vacant possession.
- Electricity & Water connected.
- 2025 Commercial Rates €771.32.
- Double steel entrance doors.

Tenure:	We are advised that Title is Leasehold: 398 years from 1950.
VAT:	We are advised that VAT does not apply to the sale.

BER Garage: D1. No.801046954. EPI: 18.63 kWh/m²/yr 1.56.



O'Mahony Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.





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