

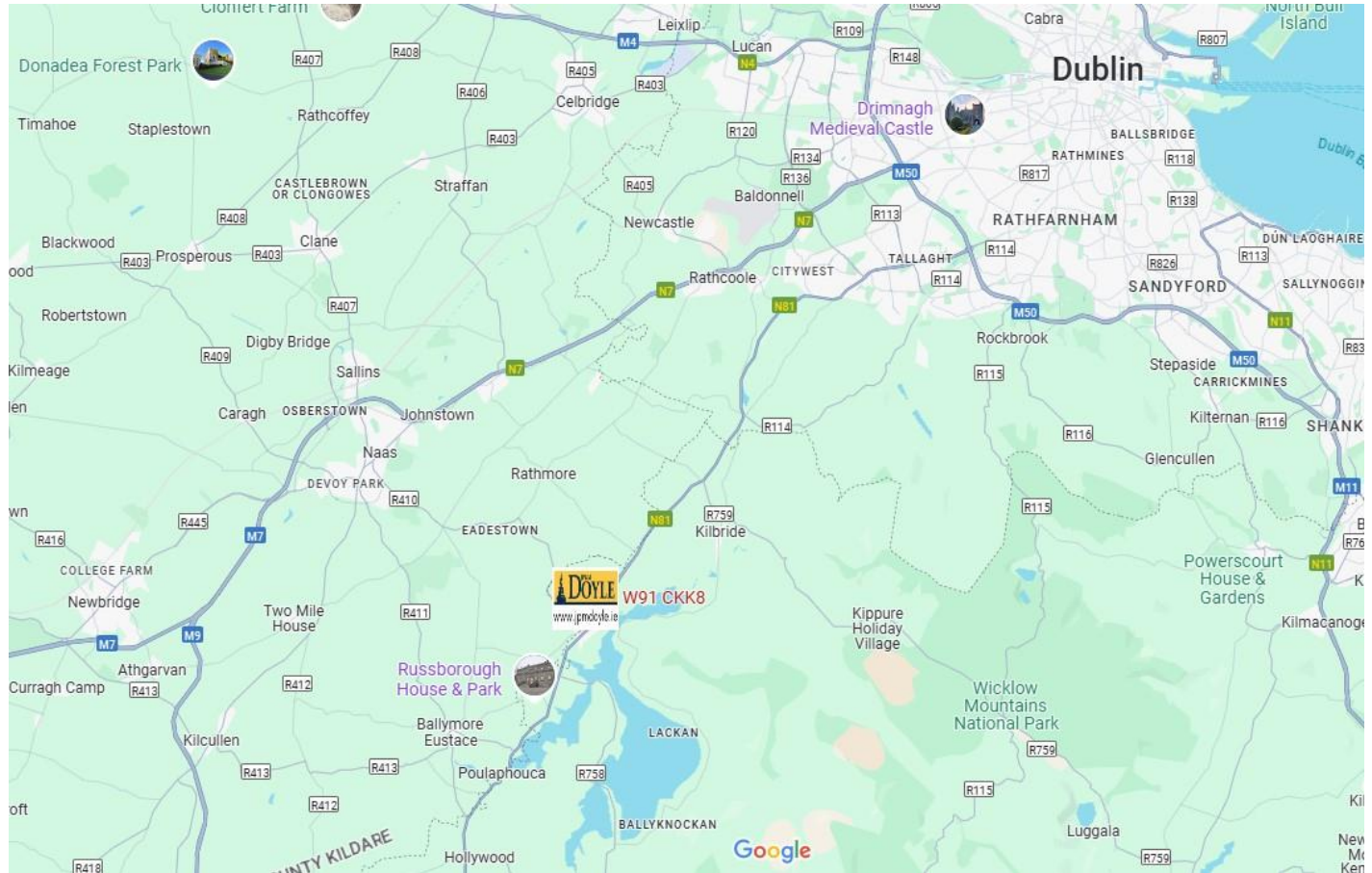


Investment Opportunity | Tenant Not Affected
The Old Schoolhouse
Kilbride Road | Blessington | Co. Wicklow | W91 CKK8

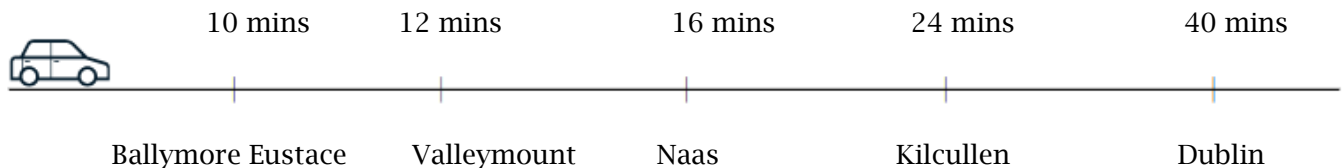
FOR SALE BY PRIVATE TREATY

LOCATION

This property is situated in a high-profile location fronting the Kilbride Road/Lake Drive Road in the thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include easy access to the M50, M7 and the Luas at Citywest and is included on the Dublin Bus commuter route. Adjacent occupiers include Ulster Bank, AIB Bank and Centra. The town of Blessington has a population of approximately 5,000 people (as of the 2011 census).



- Naas: c. 13 kms.
- Kilcullen: c. 20 kms.
- Dublin: c. 36 kms.



DESCRIPTION

Substantial Mixed-Use Commercial/Residential premises extending to c. 210 square meters/2,267 square feet over two floors, with a side & rear garden and good rear access. It is laid out in take away, toilets, storage areas and two catering kitchens on the ground floor with a first floor two-bedroom apartment. The property is a period original Schoolhouse in excellent condition throughout with many period features including a Granite Stone Stairwell, Fireplaces, and Vaulted Ceilings. Part of the property has a large side seating area.

The property is currently rented on 10-year lease starting in July 2023 @ an initial rent of €31,200 for the first and second year rising to €36,400 for years three to five. Rent review after year 5. The apartment is let at an annual rent of €18,200.

The tenancies are not affected.

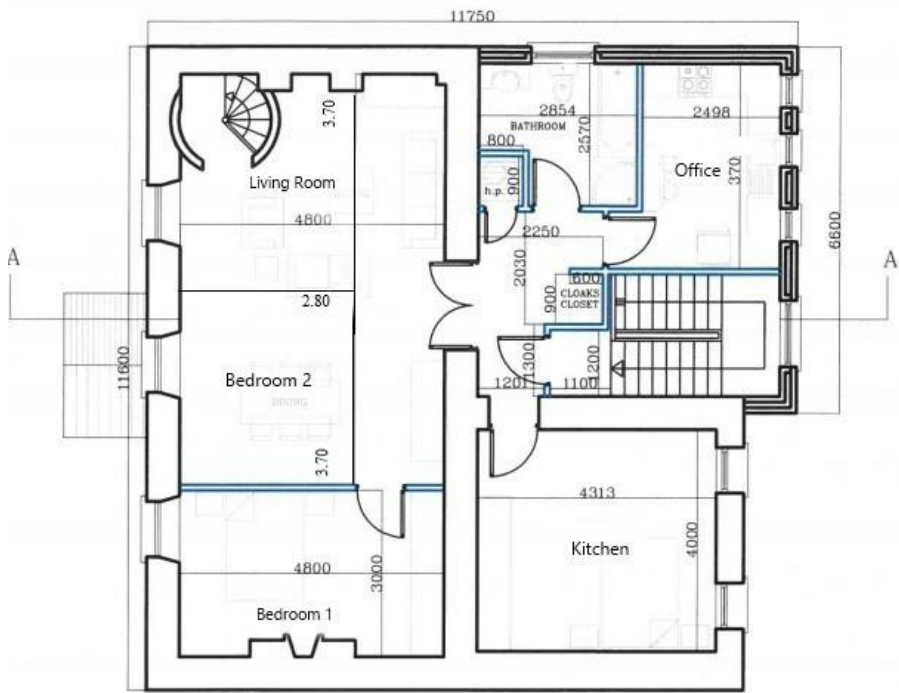


GALLERY

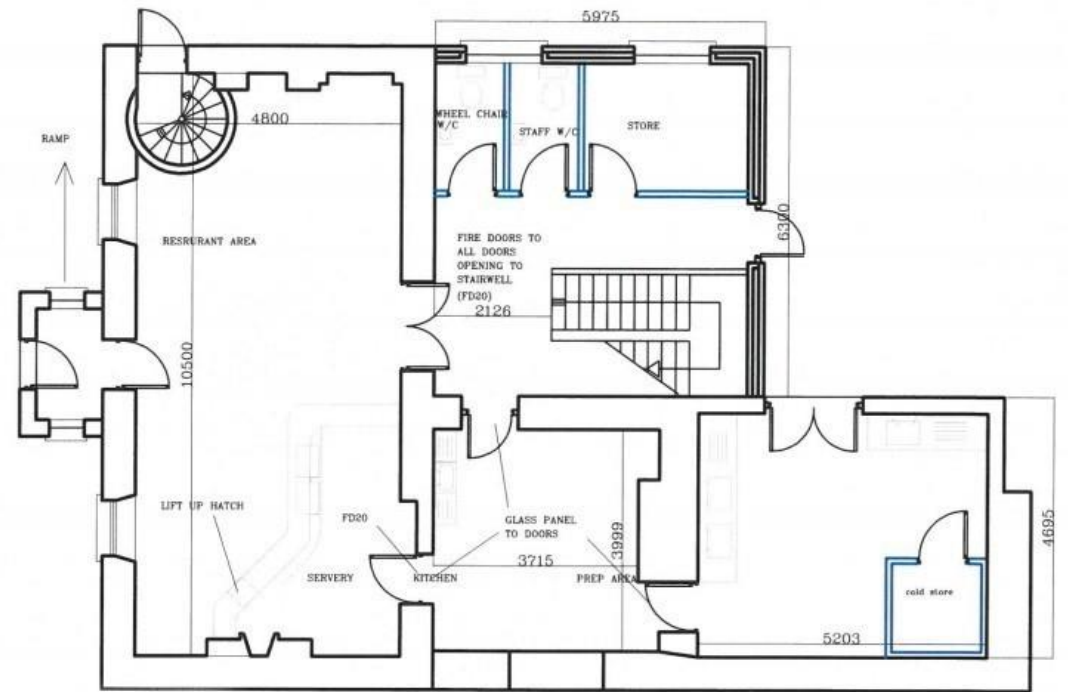




FLOORPLAN



First Floor: 84.64 sq. mts.



Ground Floor: c. 126.00 sq. mts.

VIEWING:

By Appointment Only

PRICE REGION:

€500,000

BER:

C2

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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Email: enquiries@jpmdoyle.ie



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