

# FOR SALE

BY PRIVATE TREATY

Greenhills Road,  
Tallaght, Dublin 24

- High Profile Site of 0.89 hectares (2.2 acres)
- FPP for 11,649 sqm of office space
- Zoned Objective Regen. Suitable for a variety of uses including Residential and Nursing Home
- Benefit of investment income with passing rent of c.€67,000 pa
- Established location with direct access to city centre & M50.

## GUIDE PRICE

# €4,000,000

### TITLE

We have been advised that the property is held freehold and full details are available in the legal pack from the solicitors.

### FURTHER INFORMATION & VIEWINGS

Further information available upon request, viewings are to be arranged strictly through appointment with the selling Agents, details below.



Tallaght Hospital, Tallaght. © Damian Farrell



LUAS tram no. 3013 at Tallaght, Dublin  
cc-by-sa/2.0 - © P.L. Chadwick - geograph.org.uk/p/2540478



PROPERTY AGENTS AND ADVISORS

### Sole Selling Agents

**Eddie Bohan** PSRA NO 001214-001186  
**T** 01 491 3000  
**E** eddie@bohanhyland.ie  
www.bohanhyland.ie

**Bohan Hyland & Assoc.**  
Rathgar House, Rathgar Avenue,  
Dublin 6

The details in this brochure are issued by Bohan Hyland & Associates on the understanding that any negotiations relating to the property are conducted through this office. While every care is taken in preparing particulars, the firm is not responsible for any inaccuracy in the particulars or the terms of the properties. The above does not form any contract.

### Solicitor

**Mark Walsh**  
Eugene F Collins  
Temple Chambers  
3 Burlington Road  
Dublin 4

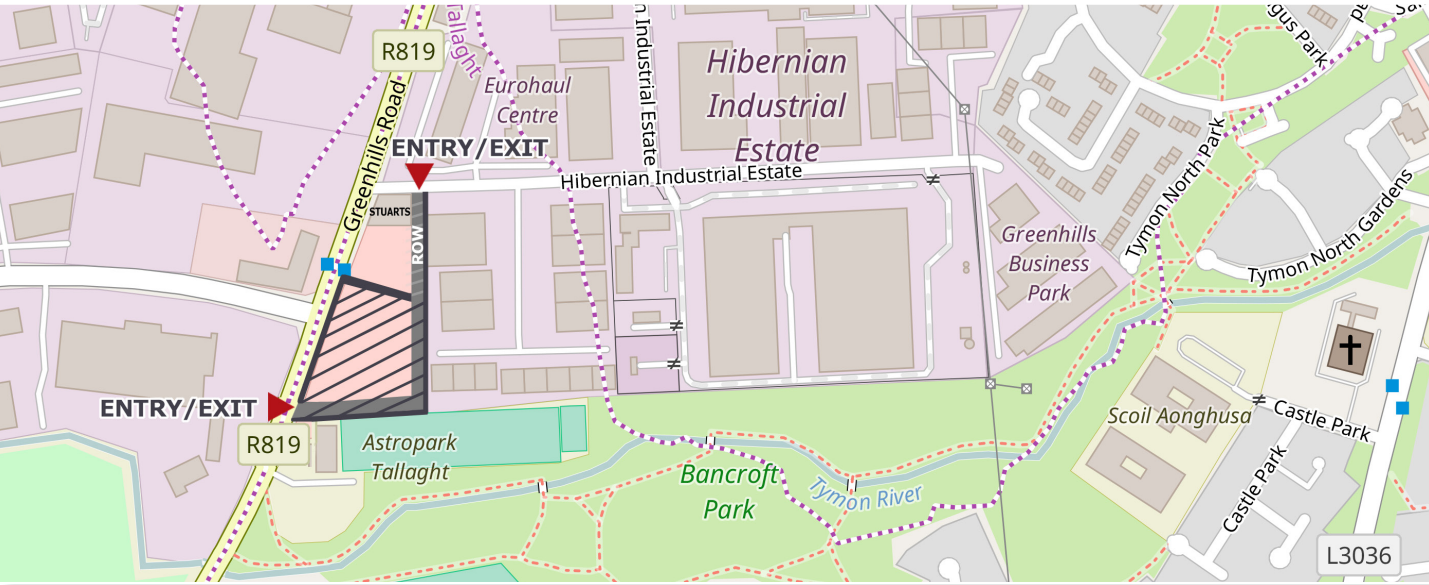
## Excellent Development Opportunity

High profile site with full planning permission for 11,649 sqm office space with direct access to city centre Dublin and the M50.



PROPERTY AGENTS AND ADVISORS





# Greenhills Road, Tallaght, Dublin 24

## DESCRIPTION

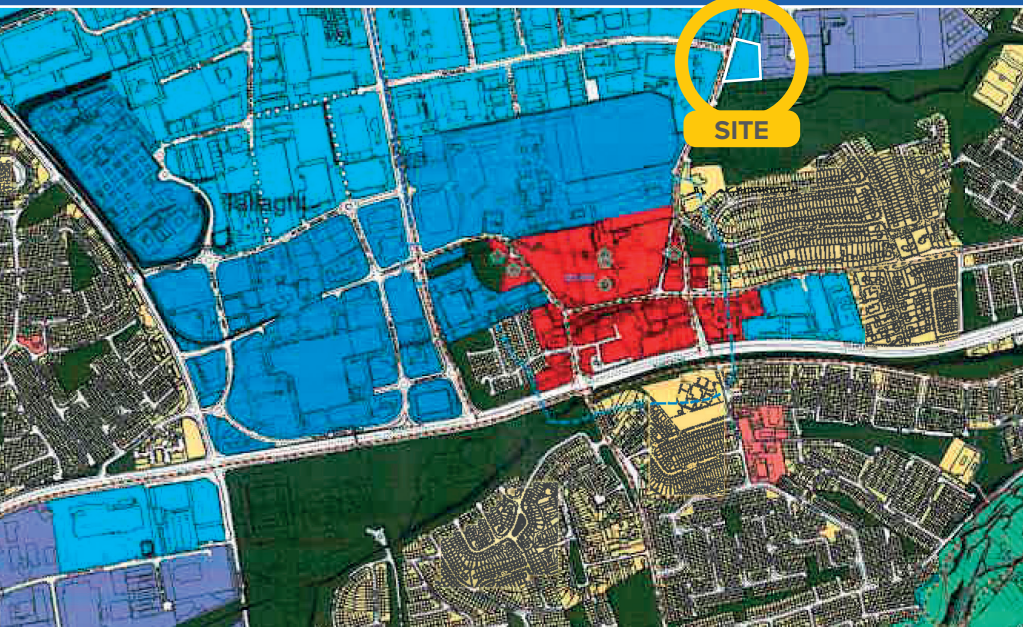
The site extends to approximately 0.89 ha (2.2 acres) and is regular in shape with excellent frontage onto the Greenhills Road. The lands are level and due to c.€500,000 already invested on extensive preliminary excavation works and re-routing of public drainage and foul water, are suitable for immediate development. Currently a portion of the site is used for parking but the entire is available with vacant possession.

## SERVICES

We understand all mains services are available to the property, however any interested parties are advised to satisfy themselves in this regard.

## LOCATION

The subject property is situated in a prominent position on the Greenhills Road in between the Greenhills Retail Centre and the Tallaght Astro Park with superb frontage on the Greenhills Road and just across from the intersection with Airtown Road before the entrance to old Tallaght village. This is a highly accessible location approx. 10 km from the city centre with access to the M50 from the N81. Public transport in the area is also excellent with the Luas Red Line and numerous Dublin bus routes close by. The surrounding area is a mixture of residential, commercial and industrial parks. There is also a wide range of amenities nearby including Bancroft and Tymon Parks, the Square Shopping Centre and all its retail outlets. Tallaght Hospital is also in walking distance. The local authority for the area is south Dublin County Council.



## ZONING OBJECTIVES

- Objective RES** To protect and/or improve residential amenity.
- Objective RES-N** To provide for new residential communities in accordance with approved area plans.
- Objective SDZ** To provide for strategic development in accordance with approved planning schemes.
- Objective REGEN** To facilitate enterprise and/or residential-led regeneration

## RENTAL INCOME

There are two licence agreements in place with the current owners that provide an annual income of c.€67,000 for any prospective buyer, one is in relation to the car parking facilities and the other is in relation to advertising hoarding. Full details of both is available in the information pack for the sale. Both licence agreements can be terminated if required.

INCOME SOURCE	REF	CURR ANN INC	
PARKING	YARD 1	€17,500	LICENSE AGREEMENT MTH TO MTH SINCE JAN 15
PARKING	YARD 2	€17,500	LICENSE AGREEMENT MTH TO MTH SINCE JAN 16
PARKING	YARD 3	€15,000	LICENSE AGREEMENT SINCE FEB 17
ADVERTISING	SIGN	€5,000	LICENSE SINCE JAN 17
ADVERTISING	FENCE SIGNS	€6,000	LICENSE AGREEMENT SINCE JAN 15
ADVERTISING	SIGN	€6,000	LICENSE TO GO FORWARD IF DESIRED
TOTAL		€67,000	

Note: None of above have any rights , but remain happy to pay while sites available. There are no rates except on the big rotating sign these are paid by dredre.

## PLANNING PERMISSION

The property comes with the benefit of a planning permission from South Dublin County Duncil for 11,649 sqm of own door office space and a 52 sqm retail café kiosk in a two block development, one of 4 storeys plus 2 storey penthouse and the other of 3 storeys with single storey penthouse and 215 basement basement car parking spaces. The original planning was granted in July 2008 Ref: SD07A/0622 and an extension was provided by the council in September 2018 Ref: SD07/0622/EP.

## ZONING

The site is located in an area zoned objective REGEN, “to facilitate enterprise and/or residential led regeneration“ under the South Dublin County Council development plan 2016–2022. Some of the uses permitted within this zoning objective include residential development as well as nursing homes and assisted living. A full list of the appropriate uses is listed on the information pack for the sale.

