



1-3 BEECHFIELD AVENUE,
CROMWELSFORT ROAD, WALKINSTOWN

DUBLIN 12

HIGH PROFILE COMMERCIAL OPPORTUNITY WITH DEVELOPMENT POTENTIAL FOR A VARIETY OF USES TO INCLUDE RESIDENTIAL AND COMMERCIAL (SUBJECT TO PLANNING PERMISSION).

FOR SALE

DOUGLAS NEWMAN GOOD
DNG



High profile commercial opportunity with development potential for a variety of uses to include residential and commercial (subject to planning permission).

LOCATION

1 & 3 Beechfield Avenue is located on the Cromwellsfort Road and is 0.6km East of the Walkinstown Roundabout. 1 & 3 Beechfield Avenue is located to the west of Crumlin, Kimmage and Terenure Villages and is a main thoroughfare for access to the N7 & M50 road network.

Surrounding occupiers include The Ashleaf Shopping Centre, Red Cow Moran Hotel, Ballymount Industrial Hub, Long Mile Road retail.

TRANSPORT

The location is well served with public transport with a QBC on Cromwellsfort Road and The Luas Red Line at Kylemore.

AMENITIES

The Immediate vicinity offers a wide variety of options when it comes to amenities. Surrounding bars include The Cherry tree and The Kestrel.



DESCRIPTION

1 & 3 Beechfield Ave, Cromwellsfort Road, Walkinstown is dual aspect property occupies a very prominent Corner at the intersection of Cromwellsfort Road, and Beechfield Ave, Dublin 12 with adjoining lands/ yards to the side and rear. This corner location guarantees a very high profile for any form of retail trading, both now and into the future.

The property extends to 0.2 hectares (0.494 acres).

The current use is a mixed commercial premises comprising of five commercial units (currently fully occupied). Tenants include Vanity Hair & Beauty, Teeth Whitening Fairies, Advance Tyres, John Barret and Mutz Nutz, Pet Store

The opportunity represents potential to be re-developed with limited development within the immediate area.

TENANCY SCHEDULE

Floor	Use	Tenant	Size sq m	Size sq ft	Total Rent Per Annum
Ground: 1a Beechfield Avenue	Retail	Vanity Hair and Beauty	84	904	€12,000
Ground: 1 Beechfield Avenue	Retail	Advance Pitstop	145	1,560	€30,000
First Floor: 1 Beechfield Avenue	Retail	Teeth Whitening Service	82	882	€7,200
Ground: 3 Beechfield Avenue	Retail	Mutz Nutz Pet Store	187	2,012	€25,200
First Floor: 3 Beechfield Avenue	Office	Vacant	74	796	N/A
Total			572	6,154	€74,400

The subject property produces an annual passing rent of €74,400 per annum.

- 1 Beechfield Avenue ground floor is leased to South Sea Hairdressing Ltd/T/A Vanity Hair & Beauty on a five year lease from July 2013 with a passing rent of €12,000.
- Advance Pitstop occupy ground floor workshop/retail area with rear store on a 35 year lease from September 1991 with a passing rent of €30,000 per annum.
- Teeth Whitening Service occupies the First Floor on the basis of an annual rolling lease from August 2017 with a passing rent of €7,200 per annum.
- 3 Beechfield Avenue ground floor is leased to Connor Conney T/A Mutz Nutz on a 5 year lease from September 2012 with a passing rent of €25,200 per annum



COVENANT

Advance Pitstop is part of the leading Advance Tyre Company Ltd of tyre service locations with at least 9 tyre centres in the city.

Mutz Nutz is a pet store and grooming service with another location in Tallaght.

ZONING

The current zoning is 'Zone Z14: To seek the social, economic and physical development and or rejuvenation of an area with mixed use of which residential and "Z6" would be predominant uses.

Z6 : to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

TITLE

We are advised that the property is held freehold.

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

PRICE

Asking Price €1,100,000

SALES AGENTS

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