



PHOENIX PARK
RACECOURSE

NEIGHBOURHOOD
CENTRE

FOUR COMMERCIAL UNITS
AVAILABLE FOR SALE



FLYNN & O'FLAHERTY
FOUR DECADES OF EXPERTISE



Hooke &
MacDonald



SUMMARY

The Phoenix Park Racecourse Retail units are strategically located in a landmark premium development in Castleknock.

Neighbouring occupiers include Londis, Nazoo Skin & Beauty & Phoenix Park Pharmacy.

Situated in a modern mixed-use development of c.850 occupied homes with the provision for in excess of 2,000 properties within the development.



Phoenix Park Racecourse Neighbourhood Centre.



UNIT 1, ABELARD SQUARE

Size: 153 sq.m
Use: Restaurant



UNIT 4, ABELARD SQUARE

Size: 225 sq.m
Use: Creche



UNIT 3, PHOENIX PARK WAY

Size: 103 sq.m
Use: Retail



UNIT 4, PHOENIX PARK WAY

Size: 98 sq.m
Use: Cafe



For Sale by Private Treaty





LOCATION

The Phoenix Park Racecourse provides an exceptional 21st century living environment at a key urban residential location between Castleknock Road and Navan Road.

Accessed from both the Castleknock Road and the Navan Road the Neighbourhood Centre at Phoenix Park Racecourse enjoys a unique strategic location close to both the City Centre and the M50 Ring Road making it a perfect location for getting around Dublin City by public or private transport. Castleknock Village and the Phoenix Park provide some of the city's finest amenities in this highly sought after residential location. The Phoenix Park Racecourse offers an amenity rich lifestyle at a superb location in an outstanding landmark development created by one of Ireland's most reputable developers.





DESCRIPTION

Retail units right in the heart of a contemporary and vibrant residential neighbourhood.

The development and grounds are extremely well designed and are finished to a high-quality specification with excellent hard and soft landscaping incorporating many mature trees in an elegant setting that links directly to the 1,760 acres of parklands at The Phoenix Park. The development will be further enhanced over the next few years with the provision of approximately 2,000 residential properties with the development.

ACCOMMODATION

UNIT NO.	ADDRESS	APPROX. SIZE SQ.M	USE
Unit 1	Abelard Square	153	Restaurant
Unit 4	Abelard Square	225	Creche
Unit 3	Phoenix Park Way	103	Retail
Unit 4	Phoenix Park Way	98	Cafe

All interested purchasers are advised to verify the floor areas and undertake their own due diligence

PHOENIX PARK RACECOURSE RETAIL UNITS



Unit 1 Abelard Square

This property offers restaurant usage and is situated in a busy pedestrian area. It's in shell & core condition, ready for occupier fit-out, and features a large glazed frontage and extends to approximately 153 sq.m (1,647 sq.ft). The property also includes access to a service yard for offloading and a retail refuse store.



Unit 4 Abelard Square

The crèche is being offered for sale in shell and core condition and extends to approximately 225 sq.m (2,422 sq.ft). The crèche benefits from an outdoor play area. The property benefit from a service yard with ample room for offloading.



Unit 3 Phoenix Park Way

The premises comprises a modern ground floor unit which previously traded as an Estate Agents office and is fitted for this use. Suitable for a variety of uses (subject to planning permission).



Unit 4 Phoenix Park Way

The property comprises a modern ground floor unit which previously traded as a café and is partially fitted for this use. The unit extends to approximately 98 sq.m (1,055 sq.ft). Planning permission is in place for an external seating area to the front of the property overlooking a busy pedestrian area.

TITLE

We understand the properties have standard long leasehold titles.

TERMS

For Sale by Private Treaty

VIEWING

Strictly by appointment through sole agents Hooke & MacDonald.

CONTACT



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