THE CIVIC BUILDING

JP&M DOYLE

INCLUDING 7 APARTMENTS, RESTAURANT & GYM (TENANTS NOT AFFECTED)

THE TOWN SQUARE | BLESSINGTON | CO. WICKLOW | W91 PT68

FOR SALE BY PRIVATE TREATY

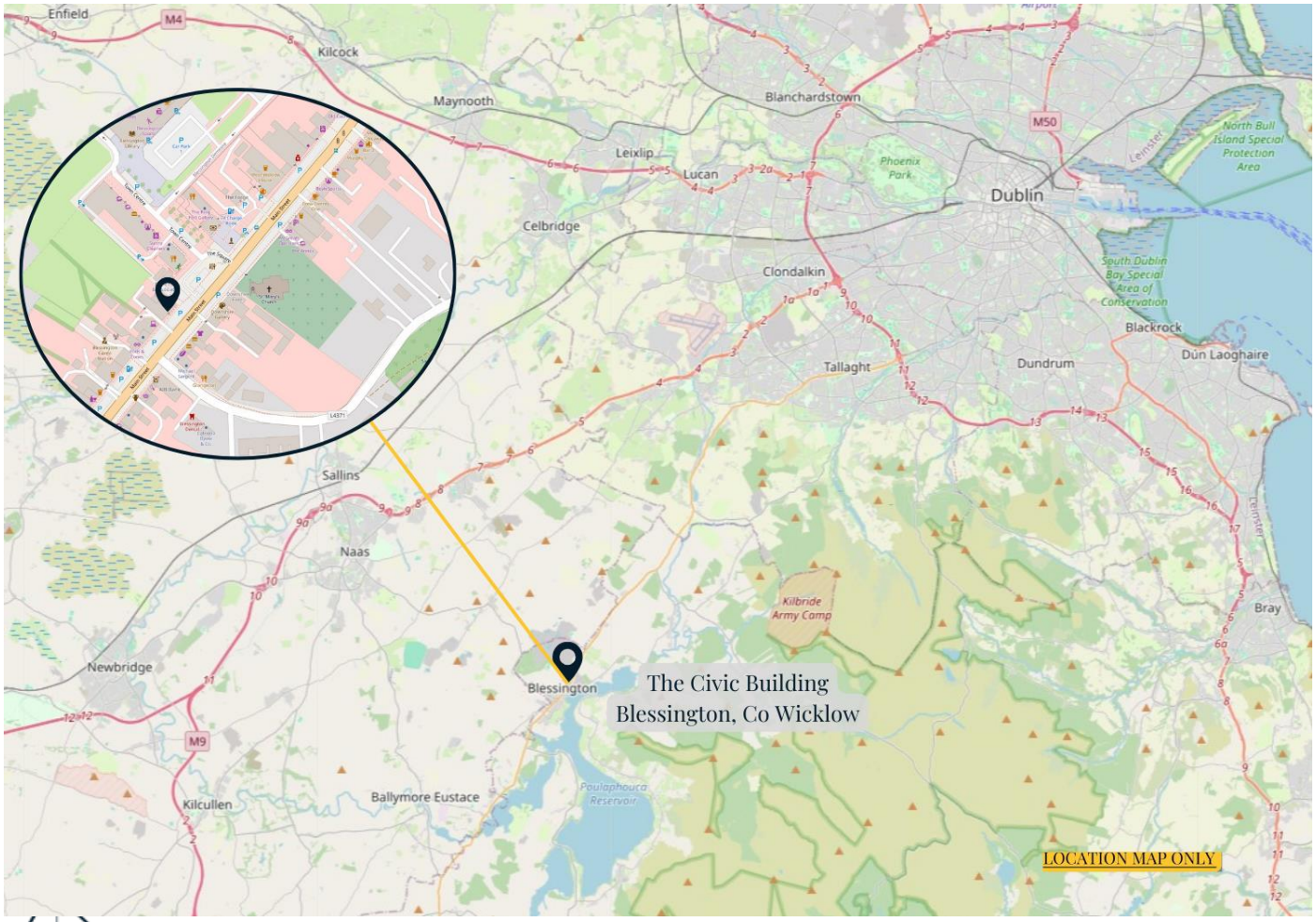
LOCATION

In high profile location fronting the town Square & main street in this thriving commuter town of Blessington, on the Blessington Lakes, situated on the N81 Kildare/ Wicklow border, approx. 21 km southwest of the M50 motorway at Dublin and approx. 12km southeast of Naas.

Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at City west. Adjoining town centre occupiers include AIB Bank, SuperValu, Dunnes Stores, and Aldi.

The Main Street is very picturesque with an attractive village streetscape and older buildings to include the landmark St. Mary's Church in the middle of the town which dates from 1683.

The town of Blessington has a population of approximately 5,500 people and it is expanding with several new housing schemes currently under construction.



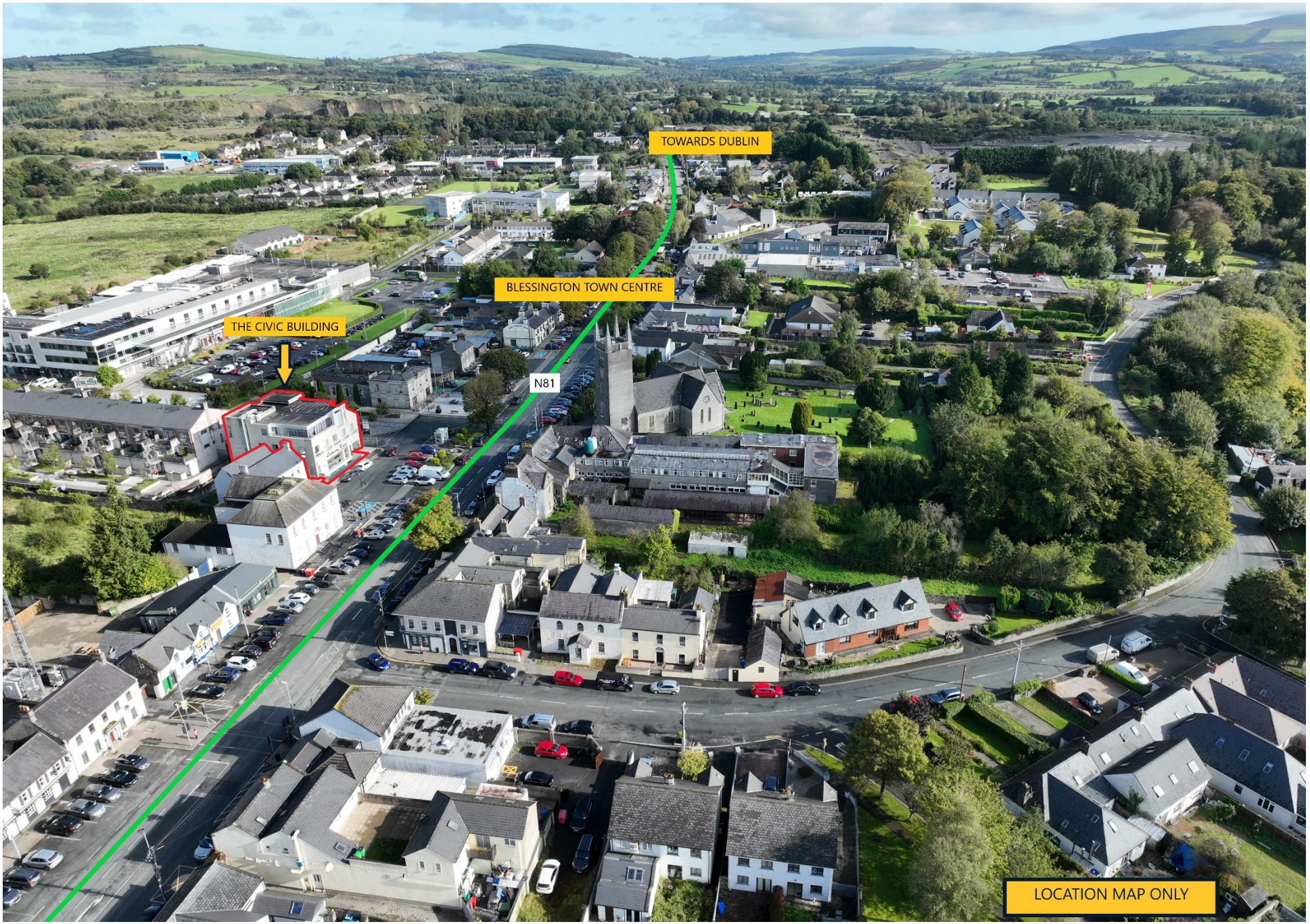
Blessington	Naas	Citywest	M50	Dublin Airport
Greystones	N11	Avoca Kilmacanogue	Bray	Dublin Airport

DESCRIPTION

The property comprises of a modern four storey building extending to c. 9,144 Square Feet/ 850 Square Metres with a current rental Income of €163,000 Per Annum. The property is laid out at street level with large Restaurant and at Lower Ground Floor with Large Gym.

Over the First and second floor there are 5 Apartments with four Two Bedroom Apartments, and one - One Bedroom Apartment.

The overall property is in excellent condition and is fully let. All floors are serviced by a lift.



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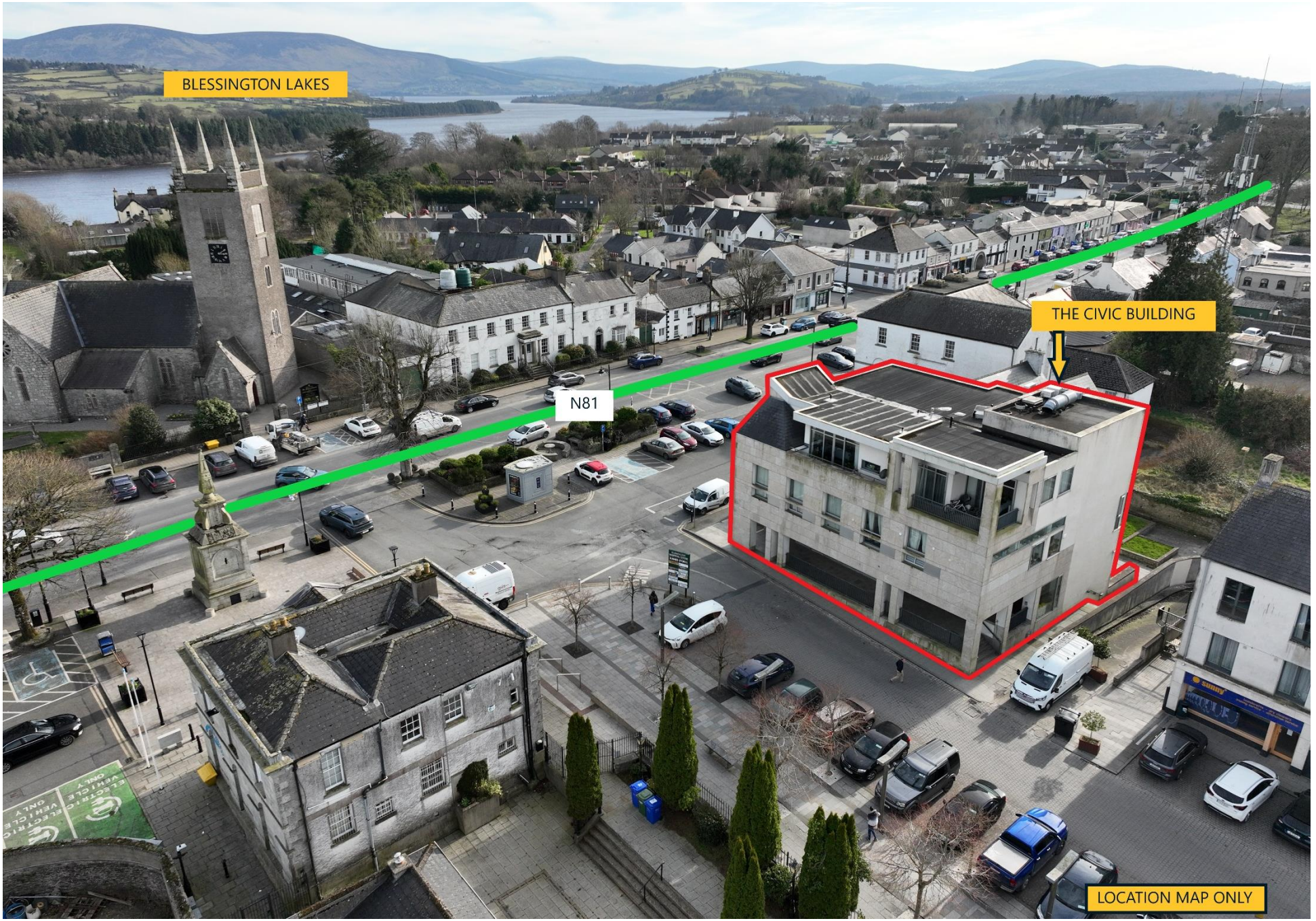
www.jpmdoyle.ie



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ACCOMMODATION

LOWER GROUND FLOOR | GYM

Gym c. 269 Square Metres currently Let to Eoin Morrissey Gym on a 4 year 9 month IRI lease, dated the 1st February 2023 at a rent of €24,000 per year Excluding Vat & Rates.

ACCOMMODATION:

GROUND FLOOR | RESTAURANT

Restaurant c. 173 Square Metres, let to the Lemon Tree Restaurant & Take Away on a 35 Year IRI lease dated January 2008 at a Rent of €53,000 Per Year Excluding Rates & Vat.

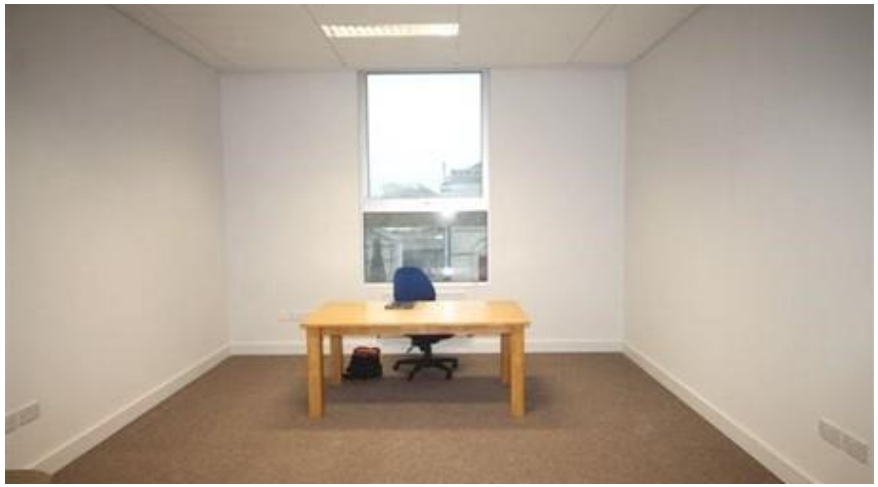
ACCOMMODATION:

FIRST FLOOR | APARTMENTS 3, 4 & 5

Apartment 3: c. 66 Square Metres laid out in Kitchen/ Livingroom, Bathroom, Two Bedrooms & storage Area let on yearly tenancy at €18,480 Per Year.

Apartment 4: c. 52 Square Metres Laid out in Kitchen/ Livingroom, Bathroom, Bedroom and Storage Room let on yearly tenancy at €17,160 Per Year.

Apartment 5: c. 72 Square Metres laid out in Kitchen/ Livingroom, Bathroom, Two Bedrooms & storage Area let on yearly tenancy at €18,00 Per Year.



ACCOMMODATION:

SECOND FLOOR | APARTMENTS 1 & 2

Apartment 1: c. 90.5 Square Metres laid out in Open Plan Kitchen/ Living Room/ Sitting Room, Bathroom, Two Bedrooms (Master En Suite) and Balcony let on yearly tenancy at €18,360 Per Year.

Apartment 2: c. 65 Square Metres laid out in Open Plan Kitchen/ Living Room, Bathroom, Two Bedrooms (Master En Suite) and Balcony let on yearly tenancy at €18,360 Per Year.

VIEWING:

By Appointment Only

PRICE REGION:

€1,950,000

BER:

GYM	BER B2
RESTAURANT	BER C2
APT 3,4 & 5	BER B2
APT 1 & 2	BER D1

SELLING AGENT:

J.P. & M. Doyle
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Dublin 6,
D06 X029

CONTACT US

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