



BER D2

82 Tyrconnell Road, Inchicore, Dublin 8

(TENANTS NOT AFFECTED)

ALL ENQUIRIES

DOUGLAS NEWMAN COO
DNG



COMMERCIAL OPPORTUNITY

DESCRIPTION

DNG Commercial bring to the market a prime mixed use investment opportunity on Tyrconnell Road, Inchicore. This end of terrace, dual aspect mixed use residential and commercial investment is centrally located close to Landsdowne Valley Park, city centre is 6km and Bluebell, Crumlin and Inchicore village are within walking distance.

The property is a well-maintained property comprising of two storeys and rear extension over two floors. The ground floor retail/commercial unit has a long-term occupational tenant. The first floor comprises a 2-bedroom self-contained own door apartment.

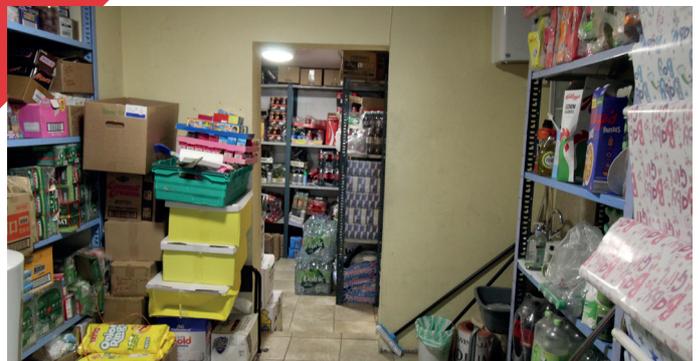
This is a fantastic opportunity to purchase an excellent investment property situated on the busy thoroughfare of Tyrconnell Road. This area of the city is undergoing a major revival in mixed use development. The property is well serviced by public transport including, Luas at Blackhorse, Dublin Bus, Hueston Station is 3kms with the N7 & M50 is within easy reach of the property.

SCHEDULE

Floor	Use	Tenant	Size SQM	Size SQFT	Total Rental Income per annum
Ground	Retail	Scoops Convenience Store	c.61	c.658	€13,200
First	Apartment	Tenanted	c.48	c.515	€19,200
Total			c.109	c.1,173	€32,400

FEATURES

- Superb central location.
- Combined passing rent of c.€32,400 per annum.
- Retail unit subject to a long term lease.
- Seven Years WAULT
- Significant opportunity for long term capital growth.
- Excellent transport links, on the doorstep (including LUAS Red Line services)





TITLE

We are advised that the property is held long leasehold.

BER RATING:

 BER No 114844806 & 800809774

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

€320,000

SALES AGENTS

Gareth Noone

E: garethnoone@dng.ie

T: +353 1 4912600

Eddie Moran

E: eddiemoran@dng.ie

T: +353 1 4912600

DNG

DNG Head Office, 30 Lesson Park, Ranelagh, Dublin 6

www.dng.ie

PSRA No: 004017



Messrs. DNG for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.