



Number 123, Braemor Road, Churchtown

Dublin 14

For Sale by Private Treaty – MIXED USE INVESTMENT OPPORTUNITY (Tenants not Affected)







Long established south Dublin neighbourhood retail parade



Ground floor leased to Mr. Peter Collins t/a Peter Gregory Hair Salon, subject to a passing rent of €18,000.



Adjacent occupiers include Spar, Smiths Pharmacy, Fantasy Lights, Churchtown Barbers and Braemor Family Practice



Development potential to rear, subject to planning



The property is set out over two levels. Part ground floor provides for the retail, with separate own door access to the residential unit.



The residential unit is fully let subject an annual rent of €18,000 per annum



Ample on street parking to the front of the property and secure off street parking to rear



Highly accessible location, convenient to Windy Arbour Luas, Dundrum, Goatstown, Terenure and Milltown



### ACCOMMODATION SCHEDULE (GIA)

|  | SQ. FT | SQ. M |
|--|--------|-------|
| Ground Floor Retail  | 480    | 44.4  |
| Ground Floor Residential   | 438    | 51.8  |
| First Floor Residential  | 438    | 53.0  |
| Site to Rear (including garage)  | 1,291  | 120   |
| <i>(Floor area quoted is approximate, all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor area provided)</i> |        |       |





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## GUIDE PRICE

€650,000.

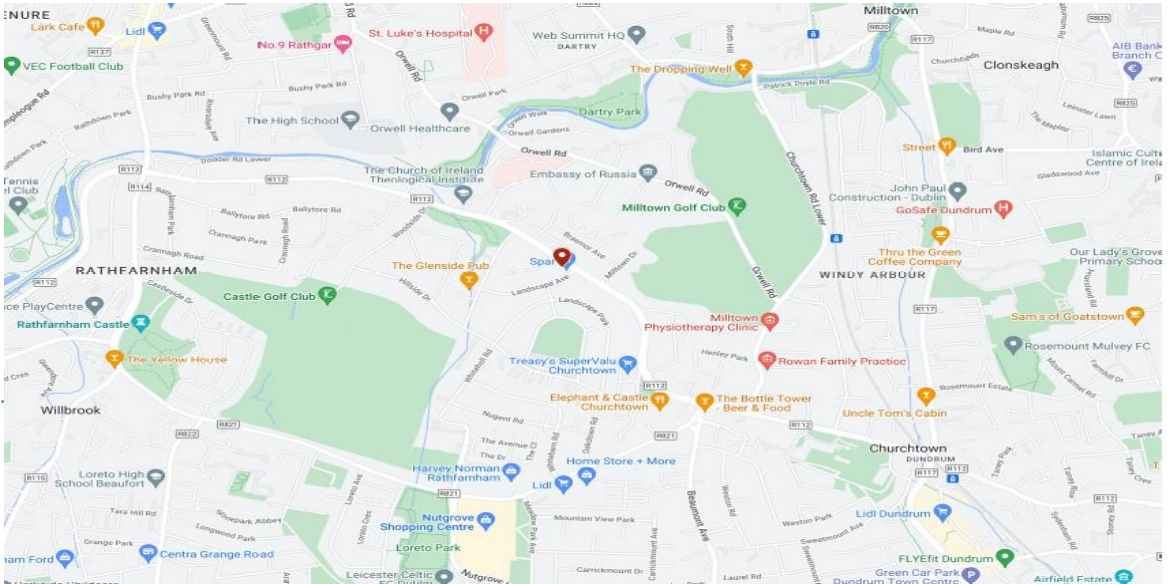
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## CONTACT

For further information please contact:

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LOCATION MAP – For identification purposes only

**savills**

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