

# 27 Ravensdale Park, Kimmage, Dublin 12

Mixed Use Investment Property

## For Sale



- Mixed use property with rental growth potential
- Currently producing €18,600 per annum (ERV of entire €61,800)
- Vacant residential units, a takeaway unit and rear store (potential rental growth)
- Self-contained residential units at ground, first and second floor
- Residential tenants not affected

Grafton Buildings, 34 Grafton Street, Dublin 2

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# 27 Ravensdale Park, Kimmage, Dublin 12



## Location

The property is situated on Ravensdale Park, a predominantly residential area in Kimmage, Dublin 12. The property is part of a parade of shops located at the entrance to the KCR Industrial Estate. The property is situated approximately 4 km south of Dublin City Centre and 2 km from Harold's Cross.

The parade of commercial units serve the local catchment and comprises a pub, café and other uses such as hair & beauty.

## Description

The property to be offered to the market is 27 Ravensdale Park, a mid-terraced, two storey commercial property with attic conversion. The building comprises a vacant takeaway unit at ground floor, a generous store unit to the rear with good eaves height, and four well-kept and good quality residential units on the ground floor, first floor and at attic conversion.

There is ample off-street parking located to the front of the property.

The benefit of the takeaway use will suit investors due to the lettability, and the rear store has potential to further increase the rental income. This property presents an individual with a solid investment opportunity.

## Accommodation & Tenancy Schedule

Floor	Sq M	ERV	Currently producing p.a
Ground Floor Takeaway	77.58	€15,000	Vacant
Rear Store	83.26	€3,000	Vacant
Ground Floor Apt 1	44.27	€10,800	Vacant
First Floor Apt 2	36.46	€10,800	€10,200
First Floor Apt 3	30.93	€10,800	€8,400
Second Floor Apt 4	48.05	€11,400	Vacant
<b>Total</b>	<b>320.82</b>	<b>€61,800</b>	<b>€18,600</b>

Interested parties are advised to verify the areas and to undertake their own due diligence.

## Title

We are advised the property is either Freehold or held under a long lease.

## VAT

The purchaser will be liable for any vat arising out of the transaction.

## Price

We are seeking in excess of €475,000.

## BER

Ranging from C1 - E1  
Available on request.

## Viewing

Strictly and only by prior appointment.

