



TWO RETAIL UNITS AT CLAY FARM DRIVE

Ballyogan Road, Dublin 18

For Sale by Private Treaty



SUMMARY

- Two retail units extending to approx. 85 sq.m. (915 sq.ft.) each
- Located within the neighbourhood centre of Clay Farm, a highly successful Park Developments scheme.
- Available to purchase in one or more lots
- The retail units have been completed and are being sold with the benefit of vacant possession.
- Park Developments plan to deliver approximately 1,500 residential units across their site with over 900 units delivered.
- Exceptional location fronting onto Clay Farm Drive and strategically located 400m from Leopardstown Valley LUAS Stop.



LOCATION

The retail units are located on Clay Farm Drive, within the ever-popular housing development of Clay Farm. The units are situated approximately 12km south of Dublin City Centre.

Clay Farm is currently under construction which upon completion will contain approximately 1,500 residential units containing 670 houses and 830 apartments. Links Childcare is due to open in Q2 2023 and will be operating out of a neighbouring unit extending to 6,500 sq ft.

There are various transport amenities serving the area including the LUAS Green Line at Leopardstown Valley, within 400m from the subject property, and on the doorstep is the hugely popular greenway. The area is well served by several Dublin Bus routes including the 40. The M50 is also within 500m which provides access to Dublin and major arterial routes across the country.





TENURE

Title is held by way of a Long Leasehold for 500 years

SERVICE CHARGE

Approx. €900 per unit per annum

VIEWING

Viewings strictly by appointment and to be arranged via the sole selling agent

BER



CONTACT

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