

GRIMES



****INVESTMENT OPPORTUNITY IN THE HEART OF SKERRIES****

300 m² / 3,229 ft²

ASKING PRICE: €225,000

FOR SALE BY PRIVATE TREATY / TO LET

38 The Square
Skerries
Co. Dublin

PSRA No. 001417



DESCRIPTION

REA Grimes are delighted to offer to the market this prime retail premises in the heart of Skerries main commercial thoroughfare. No. 38 comprises of spacious ground floor retail space with ancillary office/storage accommodation on the first floor. The property has the benefit of a large display window and excellent street frontage and would be suitable for a wide variety of retail uses that will benefit from vast vehicular and pedestrian passing traffic.

Skerries is a popular coastal town offering an exceptional environment for family life, it hosts an abundance of amenities including shops and boutiques, it's cafés, restaurants and bars regularity feature in the top 10 in Ireland. It's leisure facilities and clubs are second to none and include golf, sailing, rugby, football, GAA and tennis. Skerries is virtually surrounded by beautiful beaches and coastal walks. It is also the proud holder of the Tidiest Town in Ireland 2016 title! Skerries is on the main Dublin/Belfast Rail line, and is also served by the 33 Dublin bus and the Fingal Express. It is within easy access of the M1, M50 and Dublin Airport.

Early viewing strongly advised!!!

<p>Ground Floor Accommodation:</p> <p>Front Section: 27m x 4.6m</p> <p>Middle Section: 12.5m x 2.5m</p> <p>Back Section: 12.4m x 6.7m</p> <p>First Floor Accommodation:</p> <p>Office Space 60m²</p>	<p>Situated to the front of the property, with CCTV, fully shelved</p> <p>Situated to the centre of the property, with access to W.C and storage. This is where side access enters the premises.</p> <p>Situated to the back section of the property, which is fitted with racking and shelves.</p> <p>Poor condition</p>
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FEATURES

- Ground floor retail area (split into three units) with excellent road frontage c. 240 m² / 2,583 ft²
- First floor office / storage space c. 60 m² / 646 ft²
- Rates €3,816 p/a paid direct to Fingal County Council
- Side access with off street parking
- Commercial / residential zoning
- Popular tourist destination
- Benefits from high volumes of passing vehicular and pedestrian traffic
- Population of Skerries c. 10,000 residents
- Walking distance of all local amenities & transport services
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES / MAP





PRICE

Asking Price €225,000

VIEWING

By appointment

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to
Friday and by appointment on Saturday

21 Strand Street, Skerries, Co Dublin

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REA | REAL ESTATE ALLIANCE.IE

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