

For Sale by Private Treaty

## Investment Property With Asset Management & Development Opportunities

51-55 Mount Merrion Avenue, Blackrock, Co. Dublin.



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**FINNEGAN**  
commercial

LOCATION

Situated at the junction of Mount Merrion Avenue and Cross Avenue, the property enjoys a high profile corner site in the popular suburb of Blackrock. Mount Merrion Avenue and Cross Avenue are two affluent residential locations in south Dublin. The property is situated opposite the entrance to Sion Hill and the entrance to Blackrock College secondary schools.

DESCRIPTION

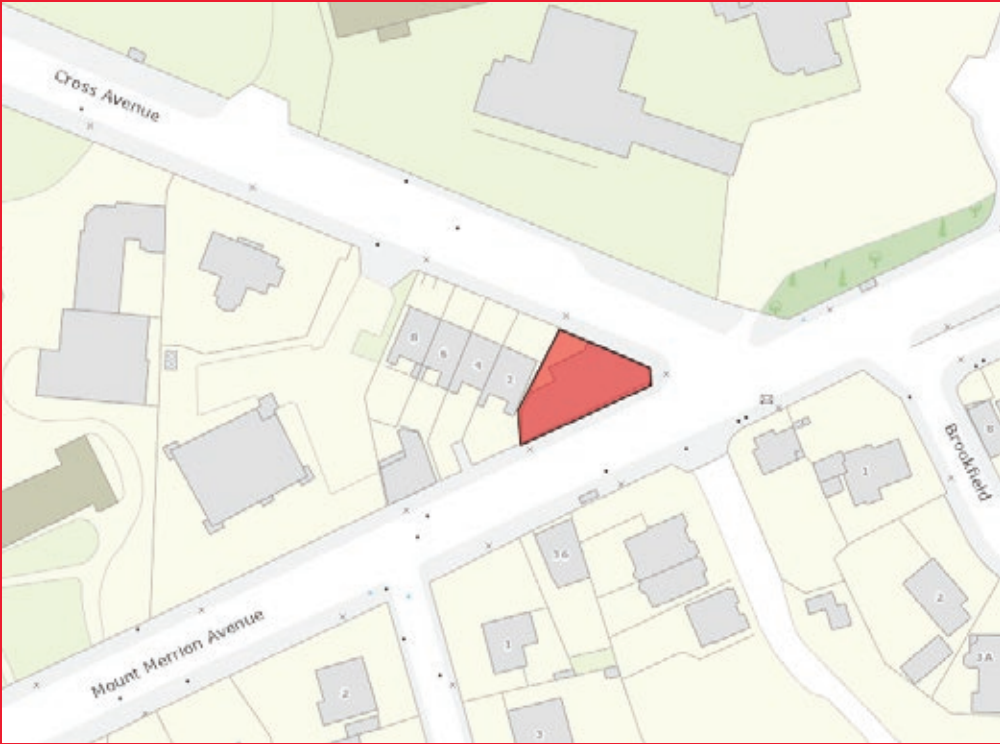
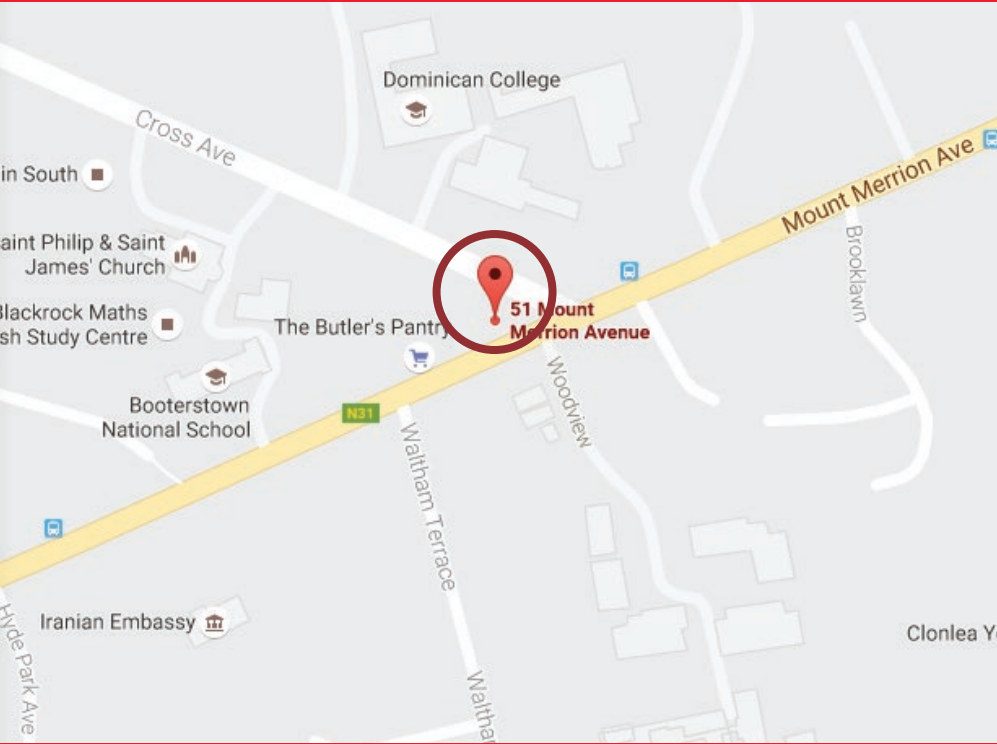
The property comprises a part two storey, part single storey detached corner property with frontage onto both Cross Avenue and Mount Merrion Avenue. The building provides three retail units and separate store unit on the ground floor and offices with separate access at first floor.

ACCOMMODATION

The entire property extends to:

	SQ M (NIA)	SQ FT
CORNER RETAIL UNIT	27.91	300
OFF LICENCE	131.05	1,411
OFFICES	101.96	1,098
BAKERY	39.58	426
STORE	48.53	522

(All measurements are indicative, as such all parties should satisfy themselves as to the accuracy of the measurements provided)





## SITE

The property occupies a corner site of some 345 sqm and has a frontage of 30.06 metres to Mount Merrion Avenue and 21.57 metres to Cross Avenue.

## PLANNING

Zoned Objective A in the current Dun Laoghaire Rathdown Development Plan 2016-22, which is "to protect and or improve residential amenity".

## TITLE

Freehold

## TENANCIES

Corner Retail Unit: Vacant Possession

Off Licence & Offices: Vacant possession

Bakery: Over holding on a monthly verbal IRI tenancy at €6,516 PA

Store/Garage: Vacant Possession

## OPPORTUNITY

The property offers asset management and/or development opportunities to capitalise on this low density high profile site in this affluent catchment area, subject to planning.

## PRICE

Price on application.

## VAT

Any VAT that may arise on this sale will be the responsibility of the purchaser.

## FURTHER INFORMATION/VIEWING

Strictly by appointment through the sole agent Vincent Finnegan Ltd.  
For further information or to arrange a viewing please contact:

John Maguire

T: 087 235 4128

E: [john.maguire@finnegan.ie](mailto:john.maguire@finnegan.ie)

John Cannon

T: 087 270 9273

E: [john.cannon@finnegan.ie](mailto:john.cannon@finnegan.ie)





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