

For Sale by Private Treaty

(Tenants not affected)

Commercial Investment / Development Opportunity (S.P.P)
at Greenhills Road, Walkinstown, Dublin 12



- Site totalling approx. 0.23 hectares (0.57 acres) just off the just off the Walkinstown roundabout fronting the Greenhills Road.
- Zoned objective 'REGEN' 'To facilitate enterprise and/or residential-led regeneration' in the South Dublin County Council Development Plan 2016 – 2022.
- Site is approx. 8 km from Dublin city centre and approx. 2 km from Junction 10 on the M50.





Outline is approximate and is for information purposes only

Location

The site is located on the southern side of Greenhills Road approx. 800 metres from the Walkinstown Roundabout and approx. 8 km west of Dublin City Centre. The site is approx. 2 km from Junction 10 and approx. 4 km from Junction 9 on the M50 motorway. The premises benefits from access off the Greenhills Road along the site's northern boundary.

The large residential catchments of Tallaght, Walkinstown, Kimmage, Crumlin and Terenure are all within close proximity of the subject site providing future potential for redevelopment (S.P.P).

Description

The site extends to approximately 0.23 hectares (0.57 acres) and includes various commercial buildings. The buildings on site comprise a mixture of block wall buildings with asbestos and corrugated steel roofing. The site is bound to the south by Greenhills Industrial Estate. Neighbouring occupiers include KeyWaste, Chadwicks Plumbing Centre and Tiremaster.

Tenancies

SITE 1

Let to David McCreedy on a 35 year lease from 01/03/1988 at a rent of €11,400 per annum.

SITE 2

There is no lease in respect of P.M. Motors who we understand have been in occupation since 2000 and are currently paying a rent of €6,600 per annum.

SITE 3

Let to O' Malley Building Supplies on a 20 year lease from 1/02/2000 at a rent of €19,500 per annum.

Zoning

The property is zoned under objective 'REGEN' 'To facilitate enterprise and/or residential-led regeneration' in the South Dublin County Council Development Plan 2016 – 2022. Use classes permitted in principle under 'REGEN' include: Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/



Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation

Services

We understand that all mains services are provided and connected to the property.

Rates

The rateable valuation of the property is €20,800. The rates payable to the South Dublin County Council for 2021 are €5,740.80.

Title

We understand that the title is freehold with the benefit of tenants in situ.

Inspections

All inspections are strictly by appointment.

Price

On application
Intending purchasers must satisfy themselves as to the accuracy of the site areas referred to throughout this brochure.

BER

BER Rating PM Motors: BER: G
BER No. 800774218
Energy Performance Indicator: 329.44 kgCO₂ /m²/yr 10.52

BER Rating O'Malleys Building Supplies: BER G
BER No. 800774341
Energy Performance Indicator: 272.54 kgCO₂ /m²/yr 5.07

BER Rating Top Glass: BER G
BER No. 800774226
Energy Performance Indicator: 161.21 kgCO₂ /m²/yr 3.71

Further Information

Industrial Department
Savills
33 Molesworth Street
Dublin 2

Phone: +353 1 618 1300
Fax: +353 1 676 7066

savills.ie

For further information or to arrange a viewing please contact:

Gavin Butler
Tel: 01 618 1340
Email: gavin.butler@savills.ie
Licence no. 002233-002934

Niamh McKenna
+353 (0) 1 618 1703
niamh.mckenna@savills.ie
Licence no. 002233-008586

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

