



# WENTWORTH PLACE, WICKLOW TOWN, CO. WICKLOW

High profile investment opportunity with residential Apartments

## FOR SALE

By Private Treaty

DOUGLAS NEWMAN GOOD  
**DNG**



## Description

A detached 3 storey investment property extending to a net internal area of approximately c. 232.30 sq.m (2,508 sq.ft). A modern mixed use investment opportunity available, centrally location within Wicklow Town. The property was developed along Wentworth Place, to the rear of a greater commercial/retail development and just a short walk to the town centre. The opportunity provides for large ground floor 1 no. retail space, 1 no. first floor residential apartment and 1 no. residential apartment located on the second floor. The property would suit a variety of owners or occupier's and investors. The busy thoroughfare Wicklow Main Street is within a 4 minute walk giving occupiers the choice of an array of amenities. Occupiers' within immediate proximity include Super Valu. Expert Hardware, An Post, Care Plus Pharmacy and a local optician.

The ground floor retail space is currently vacant and is in need of some remedial works. The ground floor measures c. 80.8 sq.m (c. 869 sq.ft) and comprises an entrance hallway, two separate office/retail spaces, WC and kitchen area. The retail space can has both front and rear access. The first floor is an apartment and it is occupied. Accessed from its own door, the area measure c. 80.8 sq.m (c. 869 sq.ft). The top floor is in residential use and is subject to a part 4 tenancy with a current passing rent of c. 9,600 PA. The 2 bedroom apartment is c. 69.6 sq.m (749 sq.ft) with a south facing outdoor balcony. The apartment is accessed through an own door/stairwell.

## Location

The opportunity is centrally located in Wicklow Town. At the Wentworth Place road intersection and the property is located c.100 meters on the right hand side. At the entrance to the Super Valu shopping centre. The M11 from Dublin to Rosslare bypasses Wicklow between junctions 16 and 18, however it is c. 20 mins to Dublin South County by car, which connects to the emerging commercial areas such as Cherrywood and Sandyford.



# Transport

The location is well served with public transport, Bus Éireann provides several routes through Wicklow Town, including the 133 and 133X services. In addition, Wexford Bus operates several services linking Wicklow with Dublin Airport. Rail connections to Wicklow town are provided by Iarnród Éireann along the Dublin-Rosslare railway line, including commuter and intercity services in and out of the capital. There is also a train to Dundalk available daily (which travels through Dublin city and along the North County coastline).

# Amenities

The Immediate vicinity offers a wide variety of options when it comes to amenities. Wicklow is well represented with GAA , soccer, rugby clubs and Wicklow golf club nearby. The property is located to an extensive selection of retail stores and food & beverage. The Vartry River with scenic walks, Wicklow Gaol, Black Castle and Wicklow Harbour nearby.

## TENANCY SCHEDULE

Floor	Use	Size	Tenant	Total Rent Per Annum
Ground Floor	Retail	c.80.8 SQM- c.869 SQFT	Vacant	N/A
First Floor	Two Bedroom Apartment	c.80.8 SQM- c.869 SQFT	Tenanted	€10,800
Top Floor	Two Bedroom Apartment	c.69.6 SQM- c.749 SQFT	Tenanted	€9,600
Total				€20,400





## TITLE

We understand the property is held freehold.

## GUIDE PRICE

€300,000

## VAT

Further information is available on request.

## BER

C1-F

## SALES AGENTS

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