

FOR SALE / TO LET

Retail Premises

**Unit 1, Ashleigh Centre, Castleknock, Dublin 15,
D15 YW31**

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ABOUT THE PROPERTY

Prime trading opportunity in the heart of Castleknock

High-profile end-of-terrace retail unit with strong visibility onto Castleknock Road

Ground floor shop of approx 42.64 sqm (458.97 sqft)

Suitable for a variety of retail and commercial uses (subject to planning)

Flexible lease terms available

Established retail centre with surface parking

Neighbouring occupiers include So Belle Salon, Rods and Cones Opticians, Sherry Fitzgerald, Lidl and Wong's Restaurant



THE OPPORTUNITY

This superb retail unit occupies a prominent end-of-terrace ground floor position within the bustling Ashleigh Centre, a well-known mixed-use commercial development in the heart of Castleknock Village. The unit benefits from direct frontage onto the busy Castleknock Road, offering outstanding visibility and profile to passing foot and vehicle traffic.

LOCATION

Castleknock is an affluent, well-established suburb located approximately 8km west of Dublin city centre. Renowned for its mature neighbourhoods, excellent schools, and green open spaces, Castleknock continues to experience robust population

growth and strong demand for local services and amenities. The area is well served by schools, parks, and public transport, making it a sought-after location for both residential and commercial uses.

The Ashleigh Centre serves as a key convenience and retail hub for the local population, offering ample surface car parking and an attractive tenant mix.

Neighbouring occupiers include a diverse mix of local and national operators such as So Belle Beauty Salon, Rods and Cones Opticians, Wong's Chinese Restaurant, Paddy Power Bookmakers, Apache Pizza, and Sherry FitzGerald Estate Agents.

ACCOMMODATION

Description	Sqm	Sqft
Ground floor shop	42.64	458.97
Total NIA	42.64	458.97

All intending parties are specifically advised to satisfy themselves in connection with floor areas.

SPECIFICATION

The unit comprises an open-plan, rectangular-shaped ground floor retail space with a glazed shopfront. Internally, the space includes a retail area to the front and a WC and kitchenette to the rear. The unit also benefits from an internal roller shutter security door.

The unit was previously occupied by a hair salon and would suit similar uses. It may also appeal to professional service providers or boutique operators, subject to necessary planning consents.

COMMERCIAL RATES

We understand the commercial rates liability for the current year is approx.€4,000.00.

SERVICE CHARGE

We understand the service charge is approximately €1 psf

TENURE

We understand the property is held under a long leasehold title. Flexible lease terms are available.

RENT / PRICE

€33,000 per annum / On application.

BER

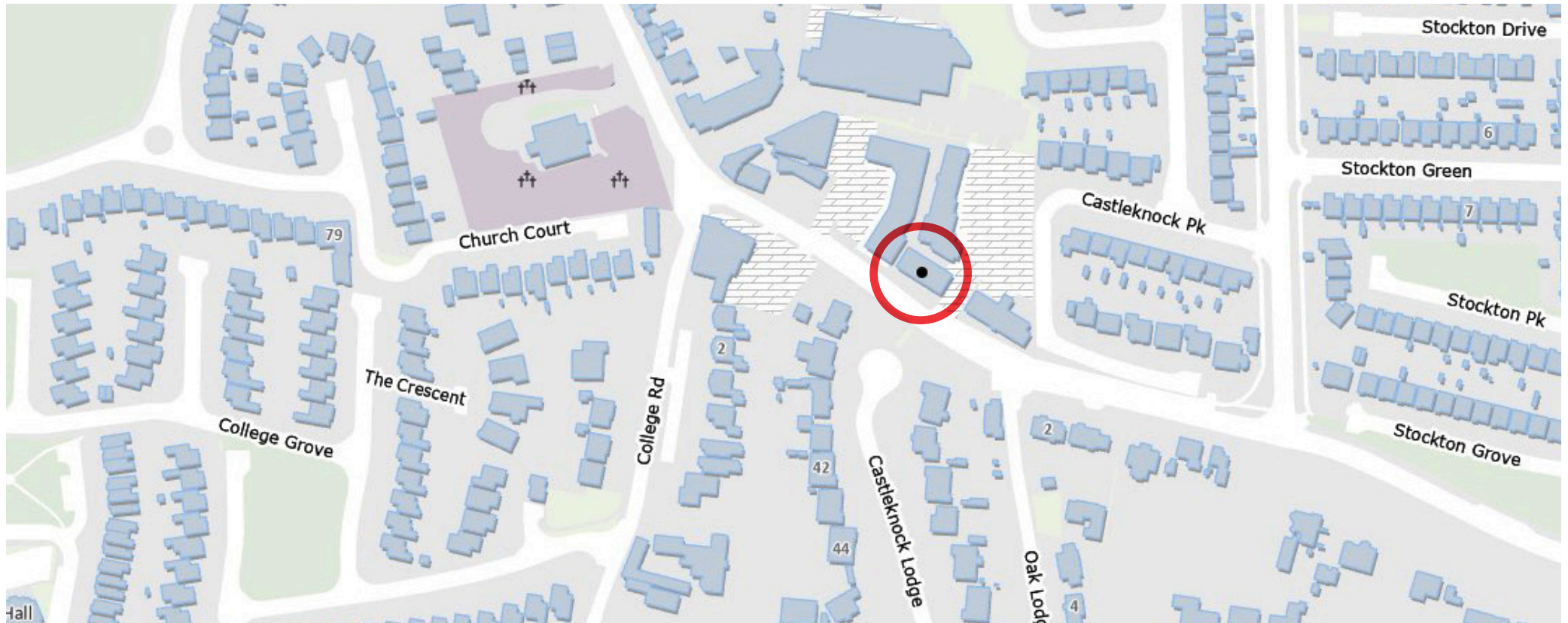
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A prominent end-of-terrace
ground floor position within the
bustling Ashleigh Centre

LOCATION MAP



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Viewing Strictly by appointment with the sole letting agent Lisney.

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