

For Sale

32, 34 & 36 Sundrive Road,
Kimmage, Dublin 12

Exceptional Mixed-Use Investment Opportunity

vincent
FINNEGAN
commercial



Guide Price: €2.1 million

PSRA Licence No 001756



PROPERTY OVERVIEW:

- Prime mixed-use investment anchored by a long-established GP practice.
- Comprising 3 Ground Floor Commercial Units and 4 Overhead Apartments.
- Extending to approximately 490 m² / 5,274 ft².
- Located close to the corner of Sundrive Road and Kimmage Road Lower in the heart of Kimmage Village Centre.
- Presented in very good condition throughout.

FEATURES:

- Diversified income stream across residential and healthcare sectors.
- Fully occupied with long-established tenants.
- Attractive net yield of 6.85% (after standard purchase costs).
- Reversionary potential.
- Large rear yard with vehicular access.
- Off-street parking to both front and rear.
- Close proximity to retail amenities, public transport links, and recreational facilities.

ACCOMODATION

Commercial	DESCRIPTION	LEASE DETAILS	Rent*	
32	Podiatry Clinic	20 year lease from Oct 2008	€14,400	
34	Physiotherapy & Sports Clinic	20 year lease from July 2008	€18,000	
36	Medical Centre	34 yr lease from 2008	€57,360	
Rear yard	Portacabin	Informal tenancy	€3,360	
				€93,120
FIRST FLOOR				
32	2 Bed apt	Part 4 tenancy	€15,312	
34	1 Bed apt	Part 4 tenancy	€11,448	
36	1 Bed apt	3 year lease from July 2024	€19,140	
36A	1 Bed apt	Part 4 tenancy	€12,660	
				€58,560
			Total income	€151,680

*Rent correct as of July 2025.

LOCATION

Sundrive Road is a well-established and highly regarded thoroughfare situated in the heart of Kimmage village, a mature and sought-after suburb in south Dublin.

The location benefits from excellent connectivity, with easy access to Dublin City Centre, which lies approximately 4 km to the north. It is well-served by a network of Dublin Bus routes, while the nearby Harold's Cross and Crumlin Road provide arterial links for motorists. Sundrive Road itself is a key route through Kimmage, linking the adjacent suburbs of Terenure, Rathgar, and Crumlin.

The immediate area features a wide range of amenities, including the Sundrive Shopping Centre, cafés, supermarkets pharmacies, and schools, all of which contribute to a strong sense of community and convenience.

Additionally, Eamonn Ceannt Park and various sports clubs enhance the area's recreational appeal.

Sundrive Road presents as a mature, accessible, and highly desirable location, underpinned by steady residential and commercial occupancy, making it a sound choice for long-term investment.

NEGOTIATOR

Daragh O'Rourke

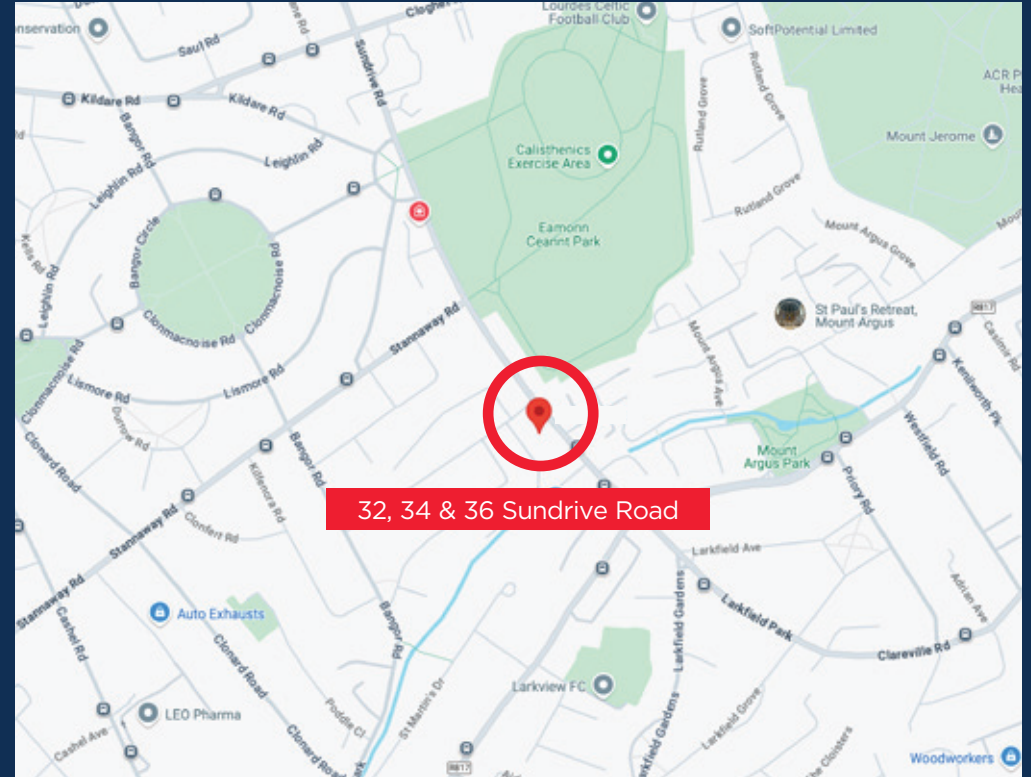
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VIEWING

strictly by appointment





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