

VIEWINGS

Strictly by appointment only  
If you would like to view this property  
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

Mains water, sewage & three phase  
electricity system. Gas fired central heating.  
Burglar and fire alarm.

ENERGY RATING

BER Number: 800456899  
Performance Energy Rating:  
551.26 kWh/m2/yr

GPS COORDINATES

Long: 53.126937 / Lat: -6.067907

DIRECTIONS

1 Westview is located at the top of the  
mainstreet in Greystones. Coming from the  
bottom of the town, it is located on the right  
hand side beside the Happy Pear clearly  
identified by the McGovern Estates 'For Sale'  
sign.

1 Westview  
Church Road  
Greystones  
Co. Wicklow



FLOOR PLANS



**FOR SALE**

By Private Treaty

GROUND FLOOR: 230 m²  
FIRST FLOOR: 126 m²  
356 m² approx (3,831.9 sq.ft)

**€1,150,000**

Asking Price



Residential Sales & Lettings  
Commercial Sales & Lettings  
Valuations & Property Management

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,  
Greystones, Co. Wicklow.  
Telephone. 01 287 7088  
Email. [info@mcgovernestates.ie](mailto:info@mcgovernestates.ie)  
[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

These particulars are issued by McGovern Estates on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, McGovern Estates does not hold itself responsible for any inaccuracy in the particulars or the terms or the properties referred to or for any expense that may incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectively requested to report their opinion after inspection. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

**McGOVERN ESTATES**

[www.mcgovernestates.ie](http://www.mcgovernestates.ie)



Prime location close to DART and Harbour marina

High profile zoned TC commercial

Completely renovated in 2008

High level engineering specifications

33sq.m sandstone patio area to front of retail

Car parking to side and storage shed to rear



McGovern Estates is delighted to showcase 1 Westview (formerly A. Caviston). Located beside the 'Happy Pear' restaurant and shop, no.1 is situated fronting the main street of Greystones in a prominent high profile position only 200m from the DART station and 400m from the Harbour Marina. This prime location offers a wonderful investment opportunity to any discerning retailer seeking to locate in the thriving town of Greystones. Internal viewing is highly recommended.

The property comprises of a 2 storey mixed use commercial investment opportunity extending to 356 m<sup>2</sup> (3822 sq. ft) with 230 m<sup>2</sup> on the ground floor ideal for retail or restaurant and 126 m<sup>2</sup> on the first floor ideal for office space, canteen and additional kitchen space.

The entire building was reconstructed and renovated to a very high specification in 2008 for a restaurant/ kitchen/ deli/ fishmonger and cheese room with a conservatory to the rear.

1 Westview is located in a prominent position on the main street of Greystones town adjacent to the thriving 'Happy Pear' retail unit and restaurant. The new harbour marina development is only a short 400m stroll away while the DART station is just 200m away.

Other business' trading on the main street

include Supervalu, Bank of Ireland, AIB, KBC, a host of cafés, restaurants, building societies, pharmacies, a post office and other supermarkets in Greystones which include Tesco, Lidl and Aldi.

Greystones town is located approximately 29km south of Dublin city centre and 21 km north of Wicklow town. The town benefits from excellent transport links including the N11 which provides direct access to the M50 and Dublin city centre.

The towns population is well over 17,000 people (census 2011) and is considered an affluent town. Greystones town won a prestigious award in 2008 as the 'worlds most livable community'. Retail is thriving and will continue to grow as up to an additional 1,000 residential units are planned and many already under construction.

INTERNAL SPECIFICATION

- CAT 5 cabling throughout
- Sophisticated telephone system
- 3 phase electricity system
- Mains gas
- Parking; 4 along side and 3 along road, car park within 100m.
- Cold room with remote reffridgeration wired, drained and piped
- Remote controlled Velux windows with rain sensors
- Disabled bathroom and WC
- Wired for CCTV
- Building has been engineered to a high standard and sits on a floating foundation
- Underfloor heating in restaurant area
- Full mechanical and engineering specifacation available upon request or see website
- Main Gas Operating pressure of 75 mbar
- Mains Electricity 3 phase supply - Max MIC KVA 30
- Rear part of building was a

- new build in 2008
- Full internal rewiring and replumbing completed in 2008
- Full internal replastering of building undertaken in 2008
- Heavy steel construction on extension part of building
- Full burgler and fire alarm installed
- Sprinkler system installed for window boxes
- Piped / plumbed for remote refrigeration in five separate places
- Building piped / plumbed for remote air conditioning in two separate locations
- Full kitchen air extraction vents and extraction canopy
- Ansul fire system installed on kitchen extraction capopy
- Wired for music with 4 speakers internally
- Full re-joining of the ceiling in 2008
- Copper roofing on bay windows