

For Sale by Private Treaty  
(Tenants not Affected)



# KNOCKMAREE CRÈCHE, Chapelizod, Dublin 20



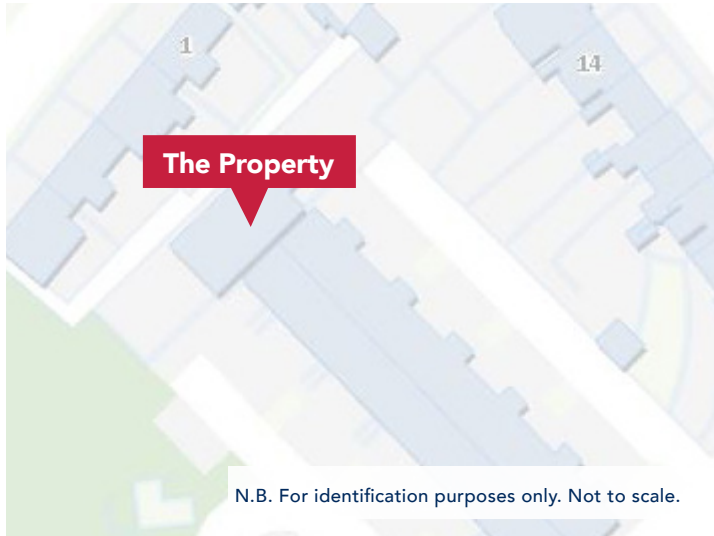
(01) 637 55 55 [qre.ie](http://qre.ie)

## Investment Considerations

- Crèche investment opportunity
- Suburban location
- Extending to approximately 191 sq. m (2,065 sq. ft)
- Subject to a 5 year FRI lease from September 2016
- Passing rent of €40,000 per annum
- Net Initial Yield of 9.5%

## Location

Chapelizod Village is a popular residential village situated approximately 5.5km west of Dublin City Centre. The subject property is situated within the Knockmaree residential development, access is off St. Laurence's Road. Amenities in the area include schools, shops, bars and restaurants. The Phoenix Park is conveniently located in close proximity. Neighbouring areas include Castleknock, Palmerstown, Islandbridge and Ballyfermot. The area is served by Dublin Bus.



## Description

The subject property comprises a detached purpose built dormer style crèche building extending to approximately 191 sq. m (2,065 sq. ft). The accommodation is laid out over ground and first floors to include play rooms, sleeping room, kitchen, nappy changing room, laundry and ladies, gents and disabled toilets. There is an enclosed paved play area to the rear. Specification includes painted and plastered walls, gas fired central heating and double glazed windows and doors. There are 7 surface car parking spaces to the front.

## Tenancy

The property is let to Kind to Kiddies on a 5 year FRI lease from 1st September 2016 at a rent of €40,000 per annum.

## Guide Price

€40,000

## BER

**BER C1**

BER Number: 800581639

Energy Performance Indicator: 204.12 kWh/m<sup>2</sup>/yr 1.08

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