

QRE

REAL ESTATE ADVISERS



8 WILLOWFIELD PARK

Goatstown, Dublin 14

For Sale by Private Treaty

Tenant Not Affected

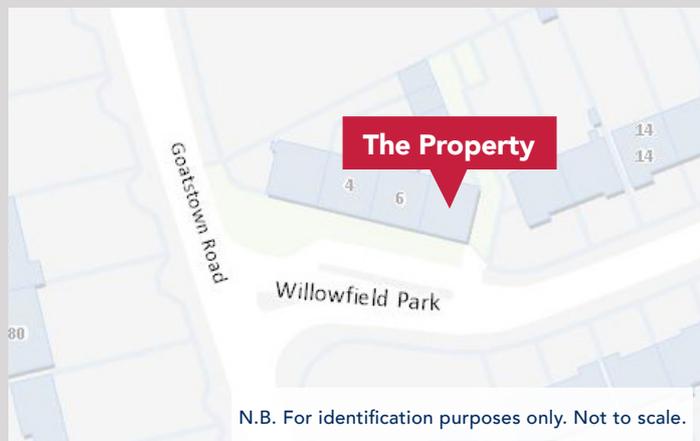


Executive Summary

- Ground floor retail investment
- Suburban location
- Extending to approximately 79 sq. m (850 sq. ft)
- Subject to a 3 year lease from 2015 at a rent of €13,000 per annum
- Together with a garage to the rear let for €2,000 per annum
- Total current rent reserved of €15,000 per annum

Location

Goatstown is a residential area on the south side of Dublin, approximately 9km south of the City Centre. The subject property is located on the northern side of Willowfield Park, close to the intersection with Goatstown Road. The property is situated on a small retail parade with other occupiers including Dutch Bikeshop, Sandra Sheeran Boys & Girls Footwear, Property Team O'Mahony and HX46 café. The property benefits from a central location, being situated approximately 1.3km west of Dundrum Town Centre. Surrounding residential areas include Clonskeagh, Dundrum, Mount Merrion and Windy Arbour.



Description & Accommodation

The property comprises an end of terrace ground floor retail unit. Internally the property is laid out to provide a men's clothing store. Externally there is a yard and garage to the rear.

The retail unit extends to approximately 79 sq. m (850 sq. ft).

Tenancy

The property is subject to a 3-year lease in favour of GPD Attire Limited (Trading as Bond Brothers) from 14th May 2015 at a rent of €13,000 per annum (exclusive of rates). *The tenant was in occupation of the premises prior to the current lease agreement.

The garage to the rear is subject to a tenancy at a rent of €2,000 per annum.



8 Willowfield Park, Goatstown, Dublin 14

Asking price

€210,000

Rates

€4,630 for 2017

Title

We understand that the property is held by Long Leasehold.

VAT

Please refer to the agent

BER



BER Number: 800267676

Energy Performance Indicator: 736.45

kWh/m²/yr 0.97

Viewings

Viewings are strictly through the sole selling agents QRE

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