



Shop with Residential Accommodation
22 Willow Road
Dundrum
Dublin 16

Freehold retail premises with overhead residential accommodation and off street parking to front, laneway to garage and storage sheds to rear. The property offers excellent potential as an owner occupier building or investment. Potential to convert ground floor retail back to residential and further extend to the rear of the property subject to the necessary planning permission. The property is in excellent condition extending to c.2,255sq.ft. The ground floor comprises retail shop, kitchen, living room, hall to first floor, bedroom, living room, kitchen, bathroom, separate w.c. and return stairs to attic room and store room. Viewing is strictly by appointment only.

Ground Floor:

Retail Area	L shaped 39'3" x 15'0" and 13'4" x 7'10		
Living room/ Kitchen	27'4" x 13'5" with fireplace, fitted units in kitchen and door to Garden patio area.		
Store rooms	1. 20'0 x 9.9	2. 10'9" x 5'5"	3. 4'0" x 5'5
Garage	20'6" x 8'8"		



First Floor:

Bedroom	12'8" x 9'8" with built in wardrobes.
Living room	15'2" x 13'8"
Kitchen	15'0" x 13'0" with modern fitted units, plumbed for washing machine, dish washer
Bathroom	7'7" x 5'5" with bath, electric shower, w.h.b. tiled. Separate w.c.



Landing: Stairs to attic room

Attic room: 12'7" x 17'7" with door to store room 12'2" x 10'0"

Some Features

- Central location
- Excellent condition
- Gas central heating
- Rear Access to Garage and stores.

Total Area: c.2,255 sq.ft. (c.209sq.m.)

Rates: c. €3,900 p.a.

B.E.R.

B.E.R. No.

EPI: kWh/m²/yr

- Double Glazed PVC windows.
- Excellent potential to extend subject to the necessary planning permission.
- Off street parking

Viewing: By appointment only.

Negotiator: Paul McCartney, MIPAV, REV, MCEI.
PSRA licence No. 001006-001018

Asking Price: Region €450,000