

FOR SALE BY PRIVATE TREATY

UNIT 1

52 SANDYCOVE ROAD

SANDYCOVE CO. DUBLIN

**RETAIL UNIT WITH FPP FOR 1 BED APARTMENT OVERHEAD**



**Tom  
O'Higgins**

ESTATE AGENT

T 01 284 5007

**M<sup>c</sup>CORMICK**

ESTATE AGENTS | AUCTIONEERS | CHARTERED SURVEYORS

T 087 241 6934

# Ground Floor Retail With FPP for Overhead Apartment

**ASKING PRICE €500,000**

## LOCATION

Sandycove is a coastal suburb situated between Dun Laoghaire and Dalkey approximately 13km South East of Dublin city centre. The property is located on Sandycove Road and forms part of a parade of shops between the junction with Burdett Avenue and Ballygihen Avenue, opposite Albert Road and a short stroll from the seafront.

The village is home to a mix of tenants including Eammon's Books, Butlers Pantry, Odells Bistro, Fitzgeralds Public House and Bloomingdale florists. Glashule village is situated a minutes' walk from the property and also has a variety of well-known cafes, boutique shopping and restaurants.

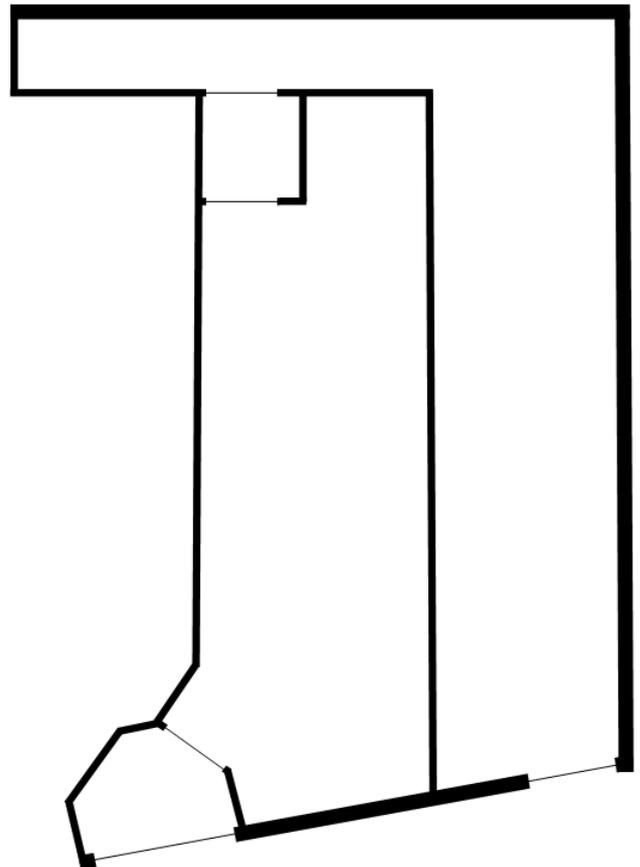
The immediate area is well served by public transport. The Glashule / Sandycove and Glenageary DART stations serve the immediate catchment. Dublin Bus operates a regular service from Sandycove towards Dublin city centre and the south suburbs.

## DESCRIPTION

The property comprises a ground floor retail premises in shell condition. It is currently sub divided into two sections but would ideally suit one open plan retail area.

## TITLE

Freehold



Existing Layout Ground Floor

(Not to scale, for identification only)

**RATES**

Rateable Value €33,840

DLR Co Co ARV 2021 - 0.1732 = (€5,861.08)

**ACCOMMODATION**

Retail 75 sq m ( 807 sq ft)

Frontage 6m (19ft)

(NIA to be checked on site)

**PLANNING PERMISSION**

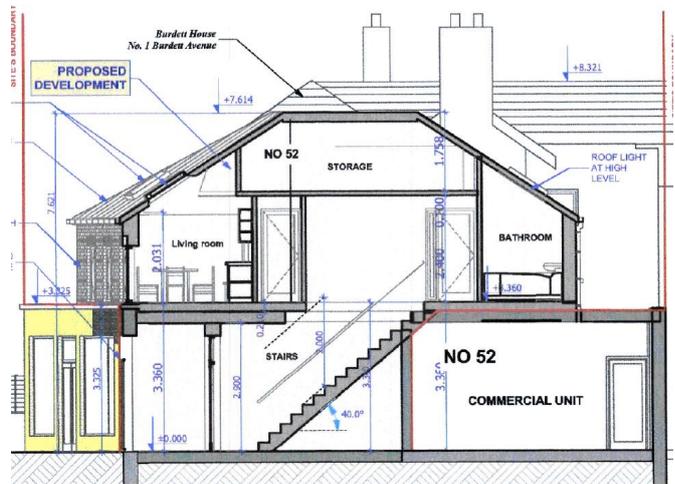
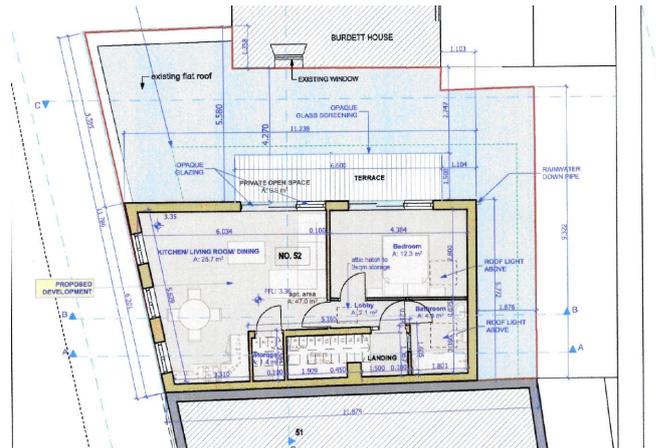
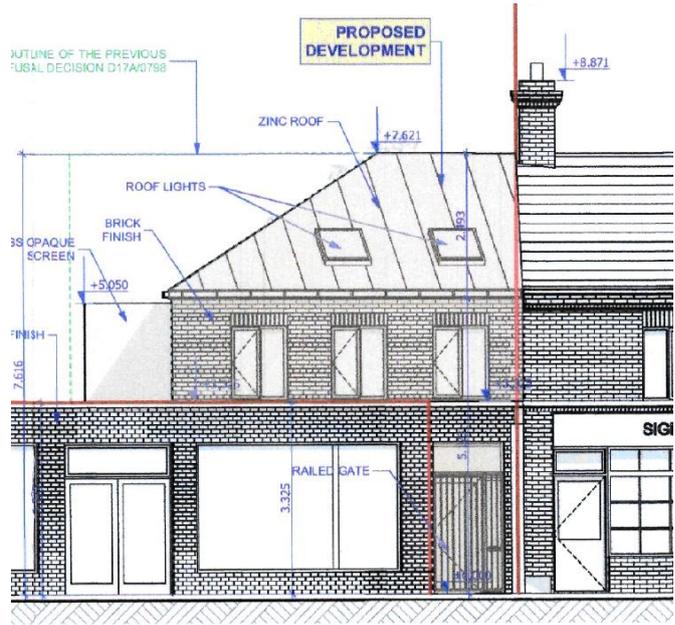
Planning permission exists for the construction of a one bed apartment above the unit. The plan allows for a separate doorway from the street and at first floor a living/dining/kitchen area with one bedroom and a bathroom. The size of the apartment is 61.5 sq m (660 sq ft). Planning Reference D18A/0028. Plans available upon request.

**BER**

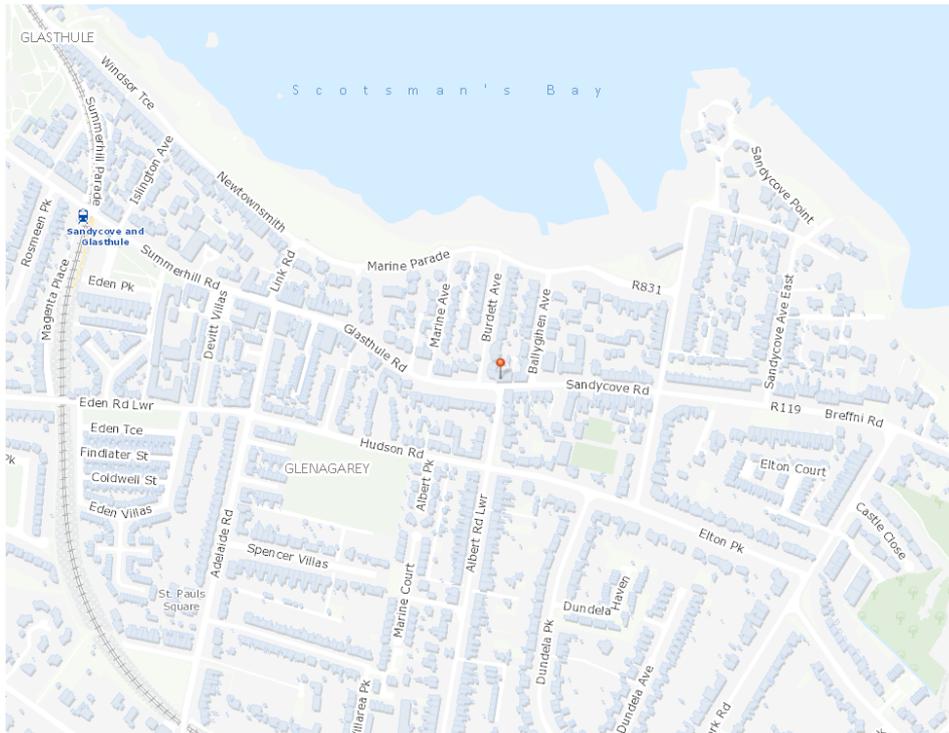
G

No. 800815839

2197.04 kWh/m<sup>2</sup>/yr



UNIT 1, 52 SANDYCOVE ROAD



Joint Agents

**Tom O'Higgins**

ESTATE AGENT

Negotiator

Tom O'Higgins  
MIPAV TRV MMCEPI  
087 7666 422  
tom@tomohiggins.ie

52 Sandycove Road, Sandycove,  
Co. Dublin, A96 W3C1



Negotiator

Conor McCormick  
PSRA: 003496  
087 2416 934  
mccormickestates@gmail.com

33 Myrtle Park, Dun Laoghaire  
Co. Dublin, A96 XY20

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730