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FOR SALE by Private Treaty
The Shangri-La, Clondalkin, Dublin 22

Excellent Investment Opportunity

Tenants Not Affected

DESCRIPTION

Turley Property Advisors are delighted to bring this commercial investment property to the market for sale by private treaty.

The subject property comprises a two storey, ground and first floor, main street commercial premises containing three commercial units. The property extends to approximately 123 sq. m. (1,325 sq. ft.) The unit's measure:

First Floor: 60 sq. m. (Clondalkin Denture Practice)

Ground Floor: 36 sq. m. (Zoo Barber Shop)

Ground Floor: 27 sq. m. (Hayes & Associates Chiropodist)

As of May 2018 all retail and commercial units are fully occupied at a total rent of €33,300 per annum.

LOCATION

The subject property has good profile onto both New Road and the corner of Main Street. The surrounding area would be regarded as a mixed retail/office and residential location with various licensed premises and hotels in the immediate vicinity. Surrounding occupiers include Claires Pizza, Becker Tansey & Co. Solicitors and The Laurels.

Clondalkin is a suburb in south west Dublin. Clondalkin is situated approximately 12km west of Dublin city centre to the north of Tallaght and south of Lucan. The Shangri-La is located on the north end of New Road, at the junction with Main Street, Clondalkin. The area directly surrounding the subject property is home to a number of retail stores such as Tesco Supermarket, a number of fast food restaurants and the popular Laurels Pub is situated directly opposite the subject property. The area is well serviced by public transport with various Dublin Bus routes serving Clondalkin with Dublin City Centre. Transport connections are provided by the M50 Motorway directly to the east, the Luas red line, together with several bus routes.

ACCOMMODATION

The Shangri-La

Gross Internal Area 123 sq. m. (1,325 sq. ft.)

Floor	Size	Tenant	Start of Lease	End of Lease	Rent
Ground Floor	27 sq. m. (291 sq. ft.)	Hayes & Associates Chiropodist	01/07/2012	30/04/2017 (tenant still in place)	€8,400 p.a
Ground Floor	36 sq. m. (387 sq. ft.)	Zoo Barber Shop	12/01/2016	11/01/2026	€13,500 p.a
First Floor Entire	60 sq. m. (646 sq. ft.)	Clondalkin Denture Practice	01/03/2014	28/02/2049	€11,400 p.a
TOTAL	c.123 sq. m. (1,324 sq. ft.)				€33,300 p.a

BER On Application

NET INITIAL YIELD: 11.62% **PRICE** €375,000

