

For Sale

By Private Treaty

AMV

€380,00

grimes[®]



Detached Creche Facility in shell and core with provision
for 17 children c.125sqm/ 1345 sqft

FOR SALE BY PRIVATE TREATY

19 Clonrath Hill
Lusk
Co Dublin



 **McGarrell Reilly**
Group



grimes.ie
PSRA Licence No. 001417

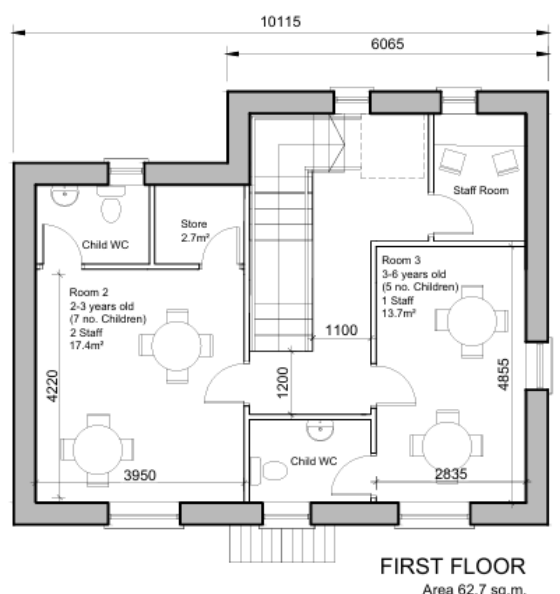
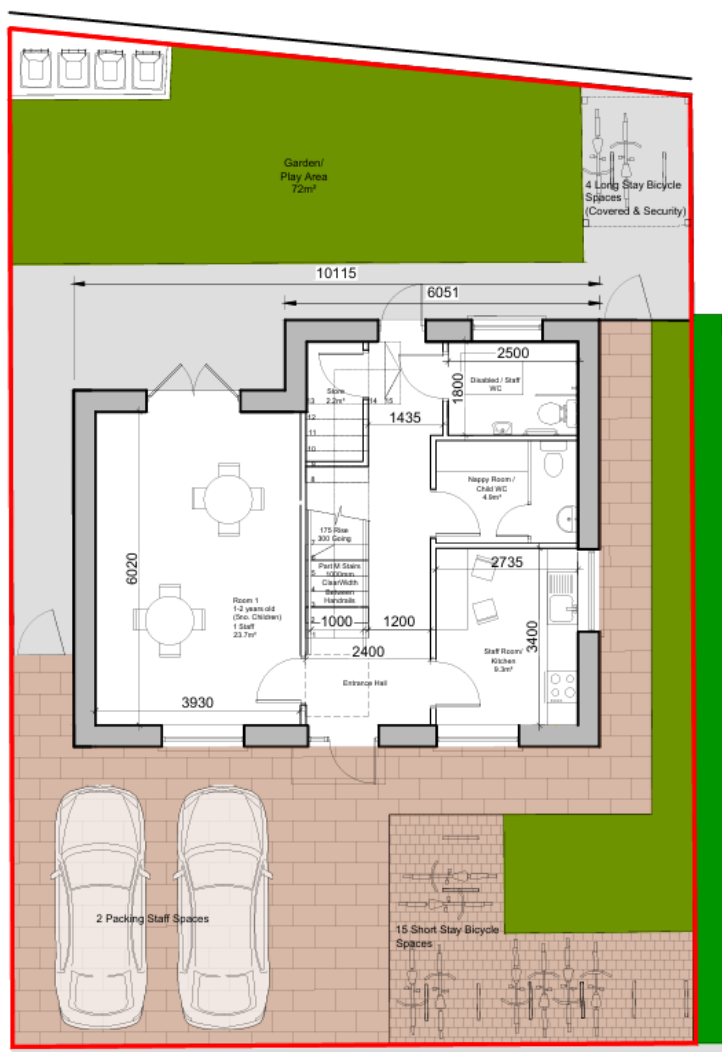
DESCRIPTION

Grimes is delighted to present this detached Creche facility to the market. Finished in shell and core and ready for fit out this property offers a great opportunity to purchase a purpose built creche facility in an area with a growing community. Accommodation comprises of the following:

Ground floor: 1 childcare room, a nappy/changing room with child WC, staff WC and staff room/kitchen. Access to rear garden/play area.

First floor: comprises of 2 further childcare rooms, both with individual access to child WC, a staff room and a store.

Lusk and its surrounding area face a notable shortage of childcare places leading to high demand for childcare spaces. Lusk's population has grown considerably in recent years and such growth naturally fuels demand for local services like childcare, especially as new families move into the area.



FEATURES

- 2 storey detached property
- Being sold shell & core finish, 2nd fix complete ready for fit out.
- Floor area – c.125 sq m (1,345 sq ft)
- Capacity for 17 children
 - Room 1 1-2 year olds 5 x children allowed with 1 x Staff
 - Room 2 2-3 year olds 7 x children allowed with 2 x Staff
 - Room 3 3-6 year olds 5 x children allowed with 1 x Staff
- 72sqm Garden/Play area to the rear.
- 2 car parking spaces and 19 bicycle parking spaces
- Full day care facility
- A2 Rated property as per provisional BER Cert.
- Annual rates estimated in the region of €5,000
- Management fees- c. €410 per annum.

PRICE

AMV €380,000

VIEWING

By appointment.
Dermot Grimes

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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