



20 Church Road, & Thornton Mews

BALLYBRACK, GLENAGEARY, CO. DUBLIN A96 Y4A9

**HIGH PROFILE, ESTABLISHED,
RETAIL AND MIXED USE
RESIDENTIAL INVESTMENT**

Tenants Not Affected

DOUGLAS NEWMAN COO
DNG



DESCRIPTION

The subject property, a mixed use investment, which comprises a large open plan commercial/retail unit at ground floor level (c. 758 sq.ft/70.4 sq.m at ground floor level) and also includes a vacant 2 bedroom flat overhead. The entire opportunity measures c. 1,515 sq.ft/140 sq.m). The opportunity also includes a residential mews, developed in 1999, to the rear of the laneway (C.700 sq.ft/65 sq.m), which is currently occupied and subject to a Part 4 tenancy with a current passing rent of c. €1,600 per month (tenants not affected). Access to the mews is by way of a laneway (accessed from Church Road). To the rear of the property there is a large open yard, with potential parking for two cars.

Overall the property is in excellent condition and would suit a variety of uses, and will appeal to potential occupiers and investors. The opportunity has potential to expand and be further developed (subject to planning permission).

LOCATION

The subject property is located on very a High profile location in the central location within Ballybrack Village. The opportunity is well located in a vibrant suburb located approximately c. 18 km south of Dublin City Centre and 6 km south of Dun Laoghaire.

TRANSPORT

The area is also well connected with public transport links and is convenient to the DART at Killiney along with the LUAS at Cherrywood. The M50 and N11 are also nearby providing easy access to the City centre and beyond.

AMENITIES

The Immediate vicinity offers a wide variety of options when it comes to amenities. The subject property enjoys close proximity to both LUAS and Dart Stations provides easy access to transport.



TITLE

We are advised that the property is held freehold.

BER RATING:

F1-E2

VAT

Further information is available upon request.

RATES

Further information is available upon request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Asking Price €795,000

SALES AGENTS

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DNG

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DNG

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