

# Units 1 & 2 Loughlinstown Shopping Centre, Loughlinstown, Co Dublin

Commercial / Residential Opportunity

## For Sale by Private Treaty



- Interconnecting ground floor units of 149 sq m (1,604 sq ft)
- Established neighbourhood centre serving a wide catchment area
- Suitable for a variety of uses, subject to planning
- Lapsed planning for two 2 bedroom apartments
- Easy access to N11 and M50

**Grafton Buildings, 34 Grafton Street, Dublin 2**

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# Units 1 & 2 Loughlinstown Shopping Centre, Loughlinstown, Co Dublin



### Location

The subject property is located on a parade of neighbourhood shops, located off the west side of Loughlinstown Drive. Loughlinstown Drive is situated approximately 1km south of Ballybrack, 1.5km north of Shankill, and 16 km south of Dublin city centre. It is a distributor road to residential estates Cherrywood, Loughlinstown Park and Loughlinstown Wood.

The N11 and M50 motorway is situated to the west of the parade and Wyattville Road to the east. The surrounding area is a mix of residential and commercial uses.

The other retailers in the parade of shops include a fast food takeaway, a small newsagents/grocers, a hair salon and a public house. Loughlinstown Sports & Leisure Complex, Eurofound, and St Columbanus National School are located nearby.

### Description

The property comprises a terraced single storey building originally designed as two units. The dividing wall has been opened in a number of places to install doors linking the two units.

Features include solid concrete floors with carpet floor coverings, plastered and painted walls, storage heating and suspended ceilings incorporating recessed light fittings. The property further benefits from ladies and gents toilets, shower, fitted kitchenette and rear access. Outside there is a car park which is shared with the adjoining properties.

### Accommodation

Gross Internal Floor Area	Sq m	Sq Ft
Units 1 & 2	149	1,604
<b>Total</b>	<b>149</b>	<b>1,604</b>

Interested parties are advised to verify the floor areas and to undertake their own due diligence.

### Zoning

The property is zoned Objective "NC" under the Dun Laoghaire Rathdown County Development Plan 2010 – 2016 –*"To protect, provide for and/or improve mixed-use neighbourhood centre facilities.*

### Previous Planning Permission

Planning permission was granted on 06 July 2006 for the development of an additional floor at first floor level containing 2 two bedroom residential units. (Planning Reference D06A/0454). This planning permission has now lapsed.

### BER



Ber No: 800523110  
Energy Performance Indicator: 158.4 kWh/m<sup>2</sup>/yr 2.28

### Viewing

Strictly by appointment through the sole selling agents.



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