

FOR SALE BY PRIVATE TREATY

2.1 Acre (0.86 Ha) Site

## Ballymount Road Lower, Dublin 12



- Zoned Regeneration: *To facilitate enterprise and/or residential-led regeneration* (SDCC Development Plan 2016-2022)
- Full planning permission for 1,758 sq. m food store, 3 retail units and 99 surface car parking spaces (Ref: SD17A/0102)
- Existing warehouse of approximately 3,490 sq. m

BER C1

Contact: Mark Forrest

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QRE Waterloo Exchange, Waterloo Road, Dublin 4

PSRA Registration No. 003587. Please note that all guide prices are subject to contract/contract denied. Where tenants are in situ, please note that tenants are not affected by the proposed sale.





## LOCATION

The subject property is pivotally located at eastern end of Ballymount Road Lower, close to the Walkinstown roundabout. The site is flanked by Industrial to the west with the established residential estate Walkinstown crescent to the north. The site is strategically located with easy access to the M50, south city and city centre via a number of routes.

The M50 Motorway provides direct access to all of the arterial routes to and from the city, and there is easy access to the Dublin Port Tunnel and Dublin Airport.



## DESCRIPTION

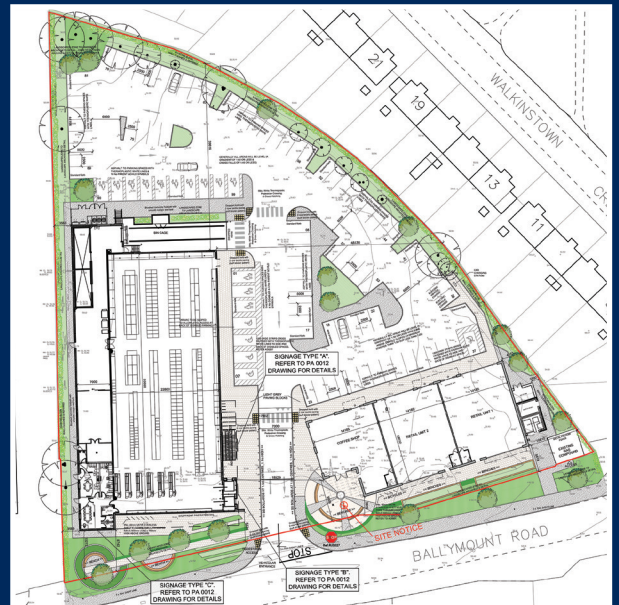
Extending to 2.11 Acres the site is currently in use as a warehouse which extends to 3,490 sq. m (37,566 sq. ft). The warehouse benefits from a large secure and enclosed yard.

The property is being sold with vacant possession.

Full planning permission granted for the following:

- 1,758 sq. m food store
- 3 x retail units
- 99 surface car parking spaces

Planning Ref: SD17A/0102



# TOWN PLANNING

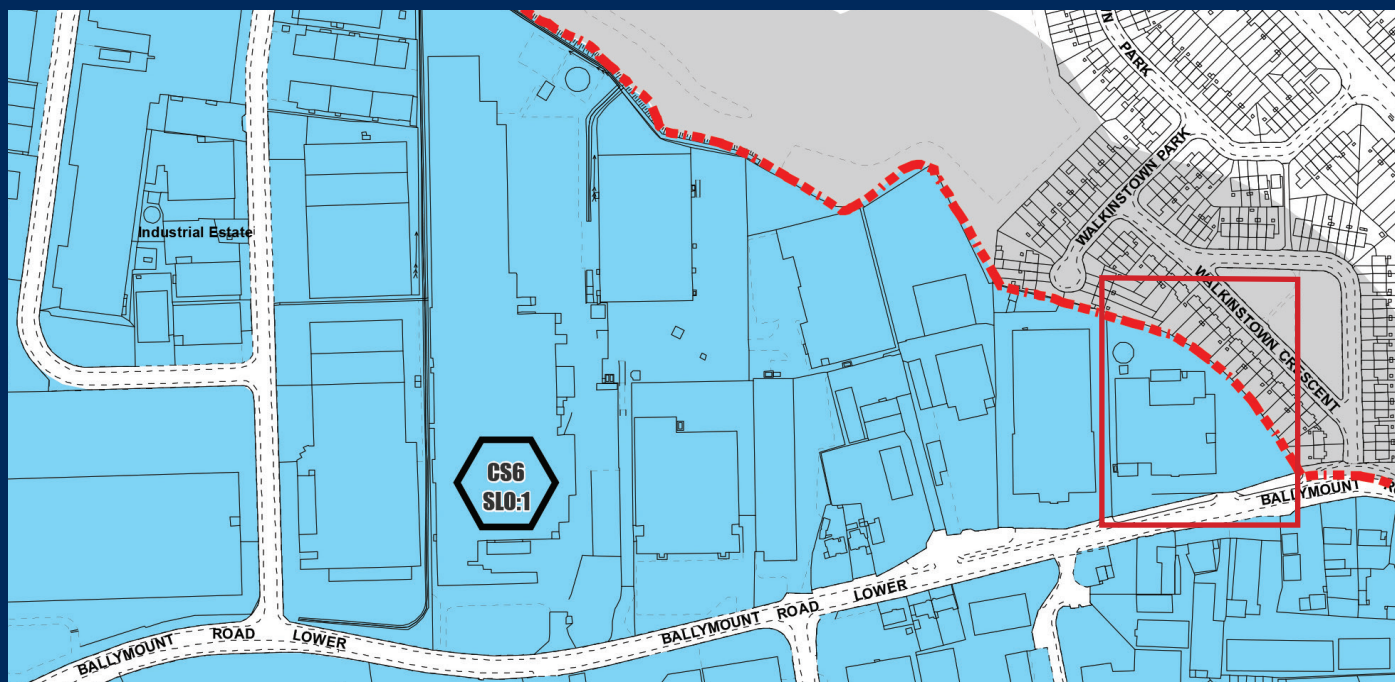
The site is located in the environs of South Dublin County Council and is Zoned Regeneration: "To facilitate enterprise and/or residential-led regeneration" under the current development plan.

Under the zoning the following are permitted in principle:

Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m., Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation.

The following are open for consideration:

Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.



## Title

Freehold

VAT - Please refer to Agent

## Viewing

Viewings are strictly to be arranged through the sole selling agent.

## Contact

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## Guide Price

€3,500,000

## Website

qre.ie

PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

