



Delgany Hall, Church Road, Delgany, CO. WICKLOW, A63DT85

**FOR SALE BY
PRIVATE TREATY**

DOUGLAS NEWMAN GOOD
DNG



INVESTMENT COMMERCIAL OPPORTUNITY

DESCRIPTION

This investment opportunity is a new, purpose-built c. 204 sq.m/ c. 2,200 sq. ft. split level three-storey commercial or office space, centrally located in the Delgany Village. The building is of contemporary design, offering a traditional exterior with high-spec interior.

The property also has two separate access points being the main entrance fronting onto Church Road and also a side access (via external staircase) to the basement level.

The property is situated off the Church Road, Delgany, Co. Wicklow. The subject property is located at the midpoint between Delgany village and the Killincarraig/Greystones junction, on the south side of road. Delgany Village is traditionally an affluent area, adjacent to the thriving coastal town of Greystones, an increasingly popular area for 'commuter's' working in Dublin city or south Dublin.

LOCATION

The locality boasts excellent recreational facilities, as well as plenty of well-regarded amenities including schools, shops, cafes and bars etc. The area is well served by road networks and public transport (bus and Dart rail services to Dublin city etc).

The property is located within an area of special conservation as designated by Wicklow County Council, so further/additional developments in the area could be limited.

FEATURES

- Superb scenic location close to all amenities
- Suit a variety of uses Office, Retail or residential subject to planning consent
- Five private car spaces
- Excellent public transport links including N11 & M50 Bus & DART Rail Services to Dublin City
- Dual Heating system (Natural Gas & Heat Recovery System)
- Delgany Hall is located c. 30 kms south of Dublin city centre
- Floored throughout with mix of carpet, tiles & timber floors





TITLE

We are advised that the property is held long leasehold.

BER RATING:

B3

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Asking Price €395,000 Plus VAT

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