

3 Seafort Avenue

Sandymount

Dublin 4

- High Profile Retail Premises
- c. 48 sq. m. (513 sq. ft.) + Courtyard
- Suitable for a Variety of Uses
- Excellent Transport Links



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LOCATION

Sandymount Village is an important economic hub in South County Dublin, with a mix of affluent businesses, restaurants, bars, and services catering to a vast catchment area.

Furthermore, the well-known village green, as well as its proximity to the Aviva Stadium, the RDS and Sandymount Strand, guarantee that this picturesque community in South County Dublin is always bustling with activity.

This village has strong commuter links, including the DART at Sandymount Avenue and Lansdowne Road, and the subject property is located near the area's principal Dublin Bus city bound station.

Tesco, Khushee, The Butcher's Block, Café Java, Phoenix Framers, O'Brien's and AIB are among the nearby businesses.

DESCRIPTION

Exciting Opportunity in the heart of Sandymount Village.

Ground Floor Retail Unit extending to 47.65 sq. m. / 513 sq. ft. with the benefit of outdoor seating in the courtyard to the rear.

Fully Refurbished to Landlord Specification, ready for Tenant fit out.

Specification Includes:

- New Shopfront
- Fully Fitted and Tiled Bathroom
- Three Phase Power
- Outdoor Seating
- High Ceilings
- Lighting and Emergency Lighting

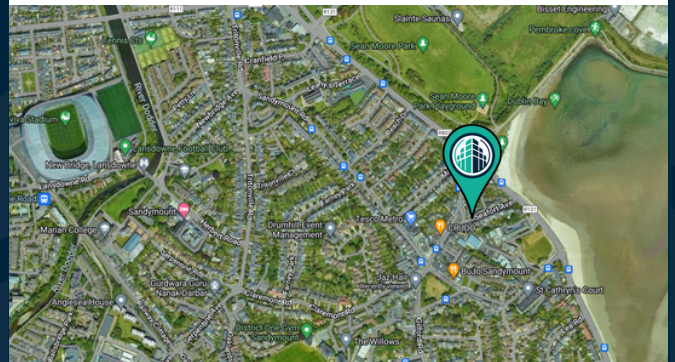
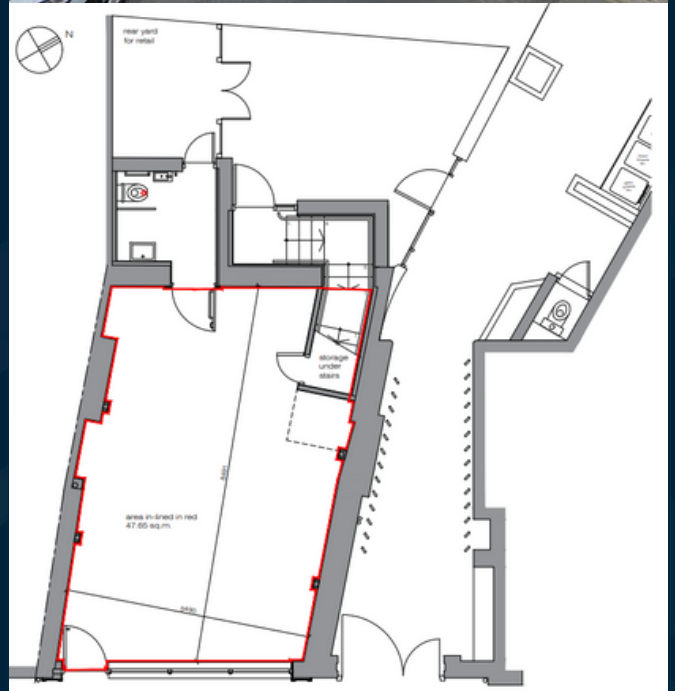
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COMMERCIAL RATES: c. €2,584 p.a.

ACCOMMODATION:

The approximate gross internal area is as follows:

GIA	sq. m.	sq. ft.
Ground Floor - Retail	47.65	513



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