



AGENTS

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VIEWING

Strictly by appointment with sole agent.



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FOR SALE BY PRIVATE TREATY

SUPERB DEVELOPMENT OPPORTUNITY WICKLOW TOWN CENTRE



12 THE LOWER MALL, WICKLOW TOWN

- FPP for mixed use retail and office development in heart of Wicklow Town
- 118 m² Retail
- 90 m² Office Space
- Site area 0.023 Acres (0.009 Ha)
- Prime development site in core shopping area
- Town centre zoning under Wicklow Town Development Plan 2008
- Freehold corner building with dual frontage

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LOCATION

This outstanding property is located on the Lower Mall, an extension to Main Street in the heart of Wicklow town. Property is located in the hub of the towns retail centre and enjoys strong footfall along Main Street between Fitzwilliam Square and Market Square in the town. Wicklow is a thriving coastal town with one of the highest population growth rates in the Country. As a result there has been high demand and rental yields for retail and office premises in the Town Centre. The county town is becoming a strong favourite with commuters due to its enviable coastal setting and situation within the Greater Dublin Area. Wicklow Town is just 50km South of Dublin and serviced by the recently upgraded N11 and M50 roadways.

DESCRIPTION

This exceptional property currently comprises a 3-storey residence with Full Planning Permission (ref 07/3187) for demolition of existing building and construction of a mixed use development comprising 118 m² retail and 90m² Office space (net internal area). The property enjoys dual frontage onto the Lower Mall and Salt House Lane with proposed retail frontage of approximately 6m onto The Lower Mall and 8.5m fronting onto Salt House Lane. Copies of planning permission are available from Clarke Auctioneers Ltd with details also available online on www.wicklow.ie quoting reference 07/3187.

Lower Mall is ideally located in the Core Shopping Area along the middle of Main Street from Fitzwilliam Square to the end of its split-level section at Market Square. The Core Shopping Area in Wicklow experiences the highest levels of footfall within the Town Centre and traditionally provides the highest retail and office rental yields.

ACCOMMODATION

	Sq. M	Sq. Ft
SITE AREA	91.6	975
RETAIL (F.P.P for)	118 *	1270 *
OFFICE (F.P.P for)	90 *	968 *



TOWN PLANNING / ZONING

The property is located within an area zoned for 'TC' (Town Centre) under the Wicklow Town Development Plan 2007 – 2013

"To provide for the commercial, retail and community services as the primary uses. There will be a presumption in favour of higher order retail rather than convenience retail. Residential uses are open for consideration where they complement the primary function of the Town Centre. The role of the Town Centre as the service centre of the town and its environs will be supported".

Uses Permitted under TC Zoning

- Retail
- Restaurant
- Office
- Flat
- Small Shops
- Large Shops

Uses Open for consideration under TC Zoning

- Dwelling
- Take Away
- Community Facility
- Health Centre
- Car Repair/Sales
- Workshop



SERVICES

We understand that all main services are available to the property. It is recommended that interested parties satisfy themselves regarding the availability and suitability of such services.

