

FOR SALE BY PRIVATE TREATY



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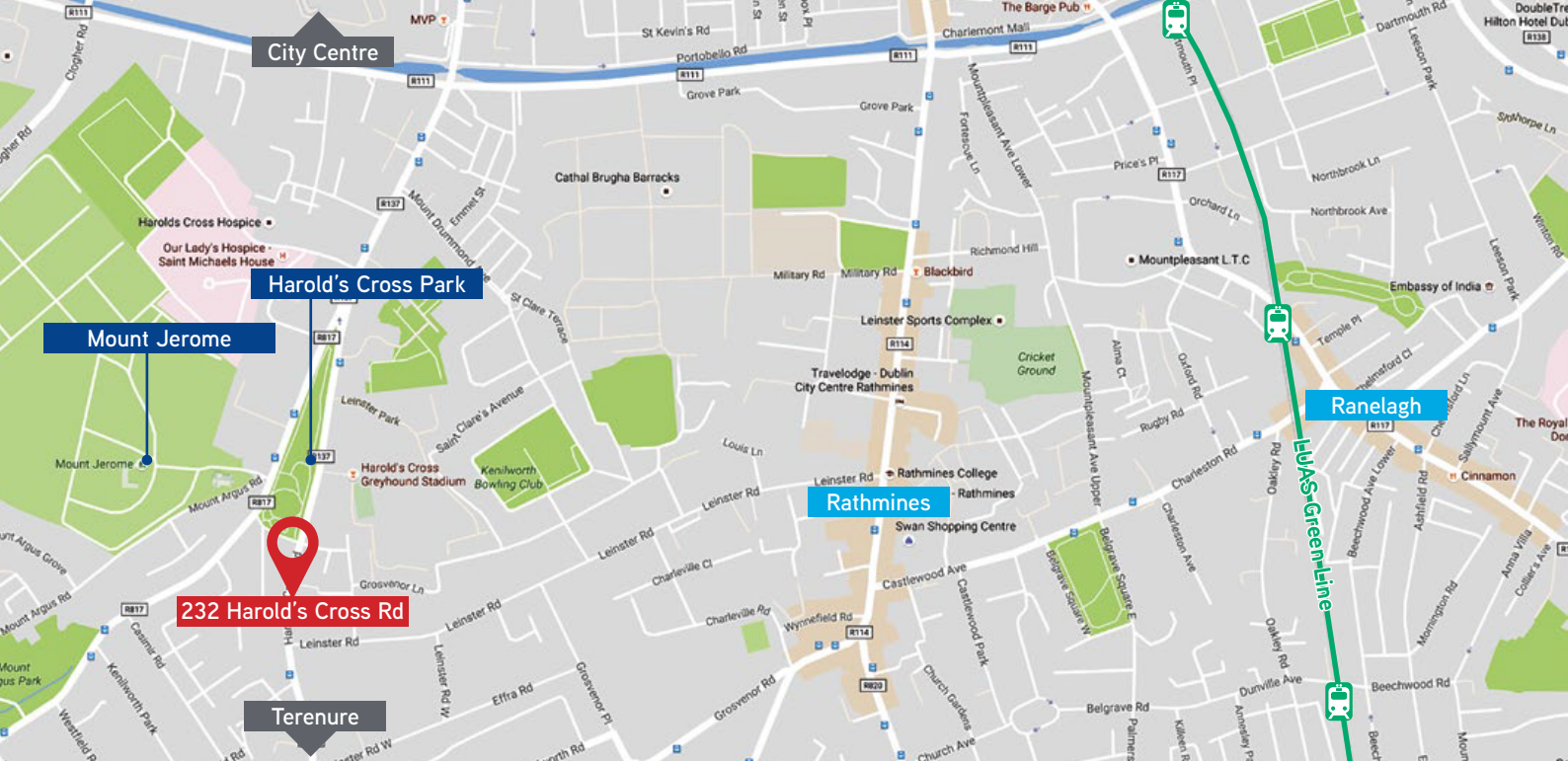
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PSRA Licence No. 001223

## 232 HAROLD'S CROSS ROAD Harold's Cross, Dublin 6

- » Self-contained office
- » Located in the heart of Harold's Cross Village
- » Two car parking spaces
- » Vacant possession
- » Extends to 2,486 sq. ft. (GIA)





## Location

The property occupies a high profile location on Harold's Cross Road, 15 metres north of the junction with Leinster Road and approximately 3.8 km south of Dublin City Centre. Harold's Cross Road is a main arterial route with numerous buses serving the city centre and south suburbs.



## Description

The subject property comprises a three storey mid-terrace building with single storey extension to the rear, the entire extends to 2,486 sq. ft. (GIA). The property is finished to a good standard to include carpeting throughout, LED lighting, modern and efficient low cost electric storage heating system, and perimeter trunking. The property is also fitted with a modern wireless intruder alarm system installed with remote management system via smartphone app. There are two car spaces to the front with additional pay and display on street parking in the immediate area.

### GUIDE PRICE

€495,000

### TITLE

Freehold

### ZONING

The property is Zoned Z4 "District Centres" under the Dublin City Development Plan 2016-2022.

### BER

**BER E1**

### RATES

€5,762 per annum

### SOLICITOR

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