

Colliers



FOR SALE
BY PRIVATE TREATY

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"WAYSIDE", THE SQUARE

Enniskerry Village, Co. Wicklow. A98 C6W2



Prime Freehold Convenience Store with superb modernised overhead residence.



High profile trading position opposite Clock Tower.



Includes adjoining shop investment (tenant not affected).



Total Floor area approx 352 sq m (3,792 sqft).



Excellent opportunity to acquire a landmark property in the heart of this popular Village.



Scope to develop at the rear (subject to PP).

This sale represents an excellent opportunity to acquire a prime property which has the capacity to generate a strong income stream from the retail element and also provide a superb family home in a Village setting.

Accelerating success.

Description

The property comprises a distinctive two storey mixed use building which is laid out to provide two retail units at street level with residential accommodation overhead.

The larger of the retail units which extends to a gross floor area of 163.9 sq m currently trades as a convenience store but would suit a variety of other uses including restaurant (subject to PP). The adjoining shop comprising c 37.26 sq m is let to a fashion boutique under a long-term lease.

There is separate street access to the first-floor accommodation via a staircase at the end of a hallway which also gives access to the large rear garden. The entire first floor residence was extensively remodelled and refurbished about ten years ago and now offers a superb standard of accommodation and includes 4 generous bedrooms (master ensuite), Fully fitted Kitchen / Dining, Living room and two secluded sun terraces. High quality timber flooring and joinery throughout is further enhanced by the inclusion of the many Velux rooflights which along with sunny aspect make for a very attractive living area.

RESIDENTIAL FLOOR PLAN



RETAIL ACCOMMODATION

Spar Shop (Full Vacant Possession)	SQ M
Ground Floor (Gross Internal Area)	163.90

Smock (Let / Tenant Not Affected)	SQ M
Ground Floor (Gross Internal Area)	37.26

RESIDENTIAL ACCOMMODATION

Residential (full vacant possession)	SQ M
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Ground Floor

Entrance hallway	-
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First Floor

Kitchen / Hall	28.89
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Living Room	34.27
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Bedroom 1 (Master with Ensuite)	24.44
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Bedroom 2	13.93
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Bedroom 3	10.43
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Bedroom 4	10.24
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Family Bathroom	-
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Sun Terrace 1	17.00
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Sun Terrace 2	12.00
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Total Residential	152.36 sq m (1,627 sq ft)
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Total Floor Area	352.36 sq m (3,792 sq ft)
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OUTSIDE

Garden to rear	-
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Location

The property is located in a high-profile position in the heart of Enniskerry Village overlooking the Clock Tower which is the focal point and meeting place within the Village.

Enniskerry is approx 22km from Dublin City Centre and 5km from Bray and is a popular tourist destination being on the doorstep of Powerscourt Gardens and Waterfall which attracts just under 500,000 visitors a year. The nearby estate is also home to the 5 Star Powerscourt Hotel Resort & Spa, two Championship Golf Courses and a Distillery

Being at the gateway of the Wicklow mountains, it is a popular start and finish point for many cyclists and hill walkers who come to enjoy the scenery and beauty of the area. The village has a varied selection of local bars restaurants and cafes making it popular dining venue.

Enniskerry has easy access to the M11 / N11 and Dublin Bus offer a regular service between Dublin City and Bray where you can catch the DART and other main line services.



INTERIOR RESIDENTIAL PHOTOS



THE OPPORTUNITY

This sale represents an excellent opportunity to acquire a prime property which has the capacity to generate a strong income stream from the retail element and also provide a superb family home in a Village setting.

ZONING

Zoned TC town centre" To preserve , improve and provide for town centre uses".

BER

BER D1 **BER B2**

TITLE

Freehold with full vacant possession of the Spar Shop and overhead residence.

The adjoining shop is let to Smock Boutique under a 20-year lease from the 1st April 2008 and the current passing rent is €18,000. The lease provides for rent reviews at 5 year intervals. This tenant is not affected by the proposed sale.

RATES

The local authority rates for 2023 are as follows; Spar Shop €6,293 and Smock Boutique €1,039.

VAT

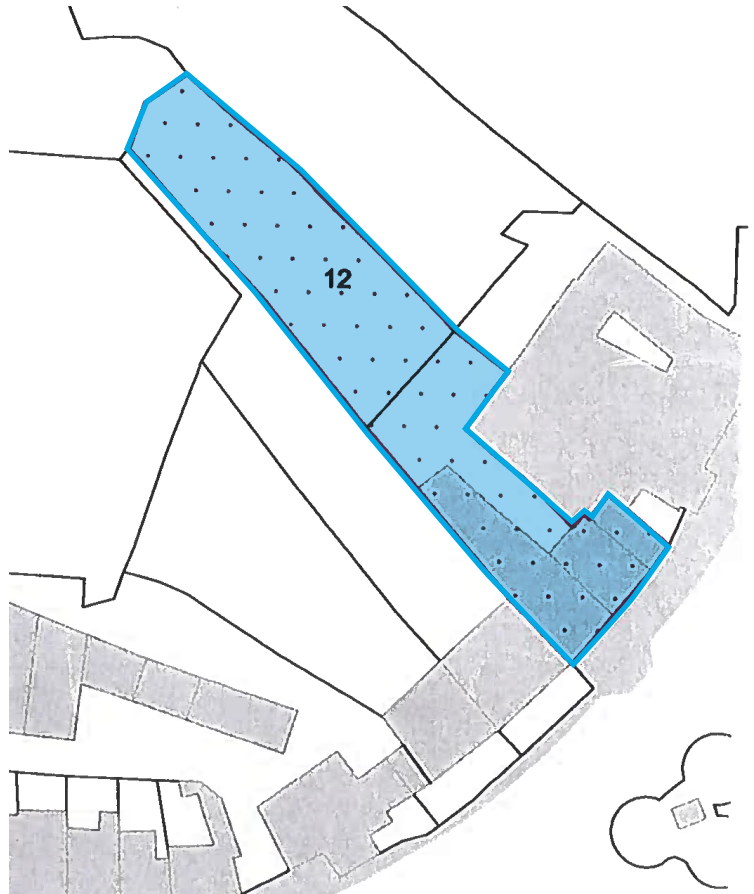
We understand that there will be no VAT on the purchase price.

PRICE

Offers in excess of €1,500,000.

VIEWINGS

Strictly and only by prior appointment through the sole selling agents.



Disclaimer

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