



Tenant not affected



# UNIT 2 PALMERSTOWN SHOPPING CENTRE KENNELSFORT ROAD UPPER DUBLIN 20

Investment opportunity

Dual fronted corner retail unit  
c. 144m<sup>2</sup>  
Income €25,000 per annum  
Reversionary potential

# FOR SALE

01 662 3113  
[www.quinnagnew.ie](http://www.quinnagnew.ie)



## LOCATION

The property is located in Palmerstown Shopping Centre which is located on the west side of Kennelsfort Road Upper and just south of Palmerstown Village.

SuperValu anchors Palmerstown Shopping Centre, and other occupiers include Palmerstown Jewellers, Polish Life Pharmacy and Ladbrokes.

The Centre benefits from a large surface car park.

Palmerstown is located in the west of Dublin approximately 9 km west of Dublin City Centre just off the N4. The N4 provides direct access to the M50 Motorway.

## DESCRIPTION

The property forms part of Palmerstown Shopping Centre and comprises a ground floor, dual fronted corner retail unit.

Internally the property comprises a large open plan retail area to the front, trade counter with Managers Office, kitchenette and staff w.c. to the rear.

Specification includes:

- Concrete floors
- Painted and plastered walls
- Recessed lighting



## ACCOMMODATION

The approximate net internal floor areas comprise the following:

**m<sup>2</sup>**

**Retail area:** 143.77m<sup>2</sup> (1,548 sq. ft.)

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

## TENANCY

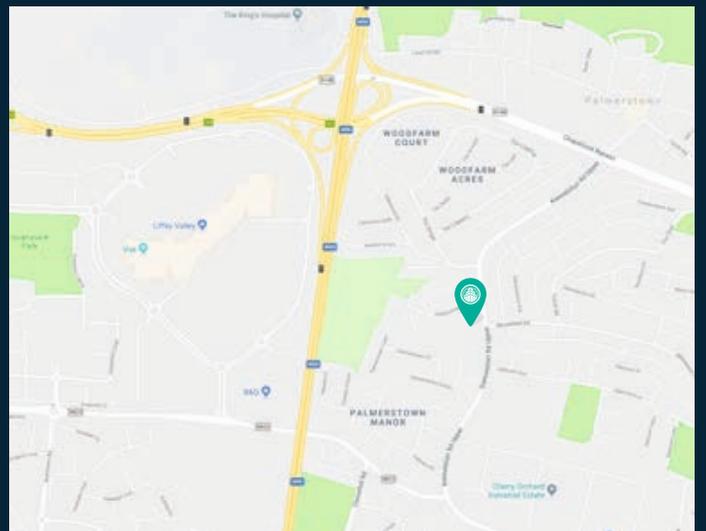
The property is let under a 10 year lease from 29 November 2011 at a current rent of €25,000 per annum to PPG Architectural Coatings Ireland Limited.

Please note, this is an investment sale and the tenants are not affected.

## BER



BER Rating: C1  
BER No. 800630006  
EPI: 809.59 kWh/m<sup>2</sup>/yr 1.04



20 Clanwilliam Square, Grand Canal Quay, Dublin 2

Telephone: 01 662 3113

E: [info@quinnagnew.ie](mailto:info@quinnagnew.ie) W: [www.quinnagnew.ie](http://www.quinnagnew.ie) PSRA 003454