




Substantial Commercial Property
Former Costcutter & Overhead Investment

68A & 68B Malahide Road, Clontarf, Dublin 3, D03 T9V3

 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

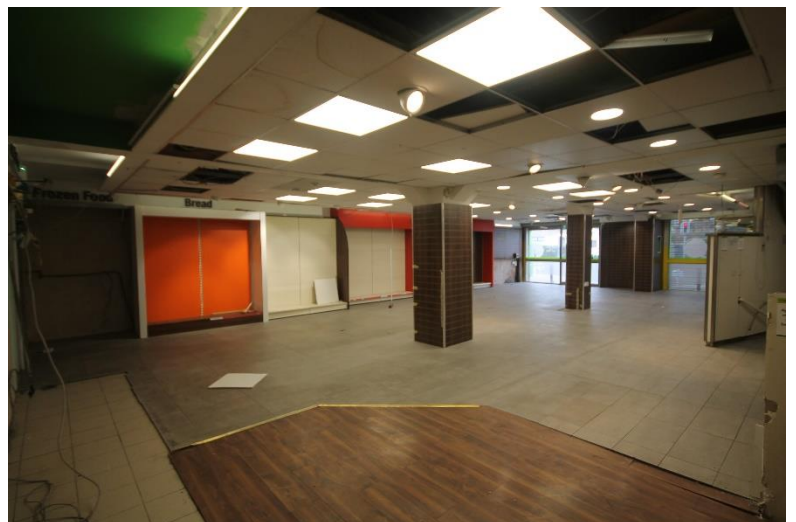
LOCATION

The property is situated in the heart of Marino, a mature and much sought-after residential area. The property is located fronting onto the Malahide road and is within walking distance of all amenities. There are excellent primary and secondary schools, numerous local retail businesses, cafes, restaurants, takeaways, pubs, and local transport including the Dart. Neo Gym, Westwood Fitness Centre, Clontarf Veterinary Hospital, Pharmacy, Clontarf Promenade and East Point Business Park are also on the doorstep.



DESCRIPTION:

The property comprises of a former convenience store laid out in shop, stores, kitchen, toilets and office on the ground floor and two investment units on the first floor. The entire building extends to c. 382 Square Metres/ 4,111 Square feet with 239 Sq. Metres on the ground floor and 143 Square Metres on the first floor. The ground floor is being sold with vacant possession and the first floor is currently rented in two tenancies (Hairdressers & Beauty Salon) at a combined rent of €17,280 Per Year.



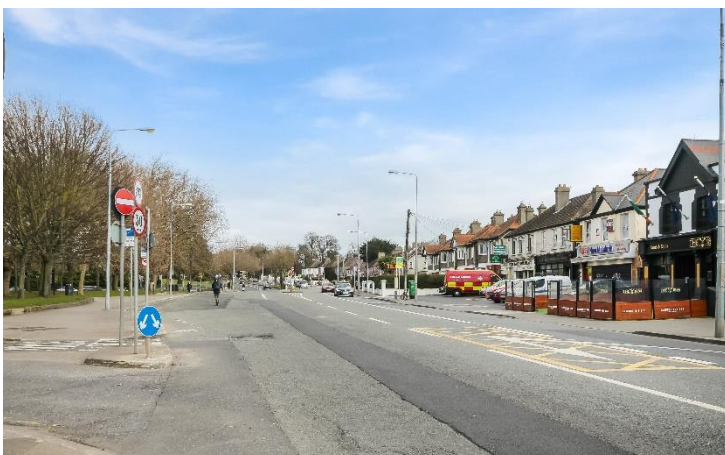
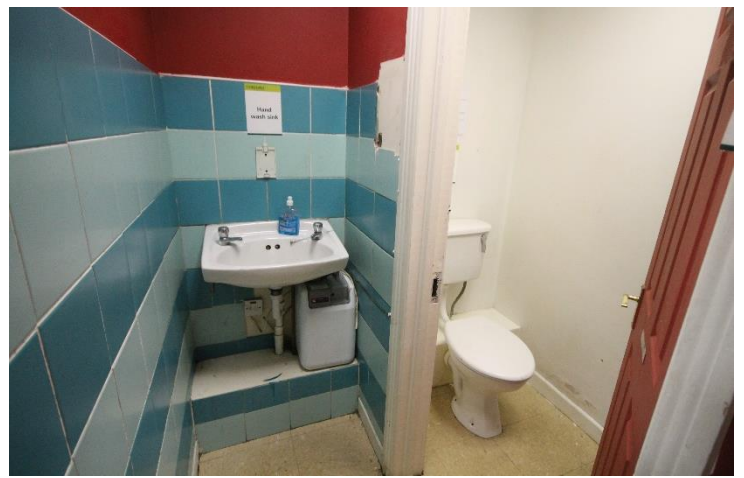
ACCOMODATION:

GROUND FLOOR:

Shop: Former Costcutter store
Two Large Stores
Fridge
Rear Hall
Kitchen
Ladies & Gents Toilets
Office
Kitchen

FIRST FLOOR:

Hairdresser & Beauty Salon, laid out in four rooms with independent access from the street.





VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (800834228) Ground Floor
C2 (800834236) Hairdresser

RATES:

€6107 Ground Floor
€5400 First Floor

PRICE REGION:

€770,000



JP&M
DOYLE

Established. 1952

PSRA Licence: 002264

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