

FOR SALE BY PRIVATE TREATY (GROUND FLOOR TENANT NOT AFFECTED BY THE SALE)
EXCELLENT MIXED USE INVESTMENT OPPORTUNITY



01-638 2700

- Excellent opportunity to acquire a mixed-use property in an established south-west Dublin suburb.
- Ground floor shop situated on a busy thoroughfare in the heart of Terenure village.
- Ground floor shop generating a rental income of €30,000 per annum.
- First floor in residential use with vacant possession
- Well positioned close to all amenities and within walking distance of excellent transport links.
- Nearby occupiers include Vaughan's Eagle House Bar, Centra and Paddy Power Bookmaker.



**LOCATION**

116 Terenure Road North is situated in a busy location on the western side of Terenure Road North between the junction with Eaton Road and Yewlands Terrace in the heart of Terenure village. A southwest Dublin suburb, Terenure is situated approximately 5 km south-west of Dublin city centre and is served by public transport by Dublin buses serving the area from city centre and surrounding suburbs.

Terenure benefits from a vibrant mix of shops and restaurants including well-known names Aldi, Lotts & Co, Base Pizza, BuJo, Saltwater Grocery, Paddy Power Bookmakers and Hickeys Pharmacy.

DESCRIPTION

The property forms part of a terrace of two storey, mixed use, properties with the ground floor of the terrace primarily in retail use and the upper floors in ancillary office or residential use. The property has a ground floor shop trading as ACME Blinds with kitchenette and rear store. The owner has the right to pass over the rear lane and there is rear access for deliveries. The owner also has a right to park a vehicle at the rear of the property. The first floor has the benefit of a bright two-bedroom apartment with kitchen / dining room, living room and wc with shower. The apartment is vacant and has not been leased in over two years. Interested parties should take advice on exemptions to rent pressure zones.

TITLE

We understand the property is held under freehold title.

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ACCOMMODATION

The property comprises the following approximate floor areas:

Floor	Description	Sqm
Ground	Shop & rear store	79
First	2-bed apartment	49

All intending purchasers should satisfy themselves on the floor areas.



COMMERCIAL RATES

We understand the commercial rates liability for 2022 is approx. €3,775.76.

PRICE:

Excess €675,000

BER

	BER	No	EPI (kWh/m ² /yr)
Upper	G	11595952	511.02
Ground	CI	80087833	281.73

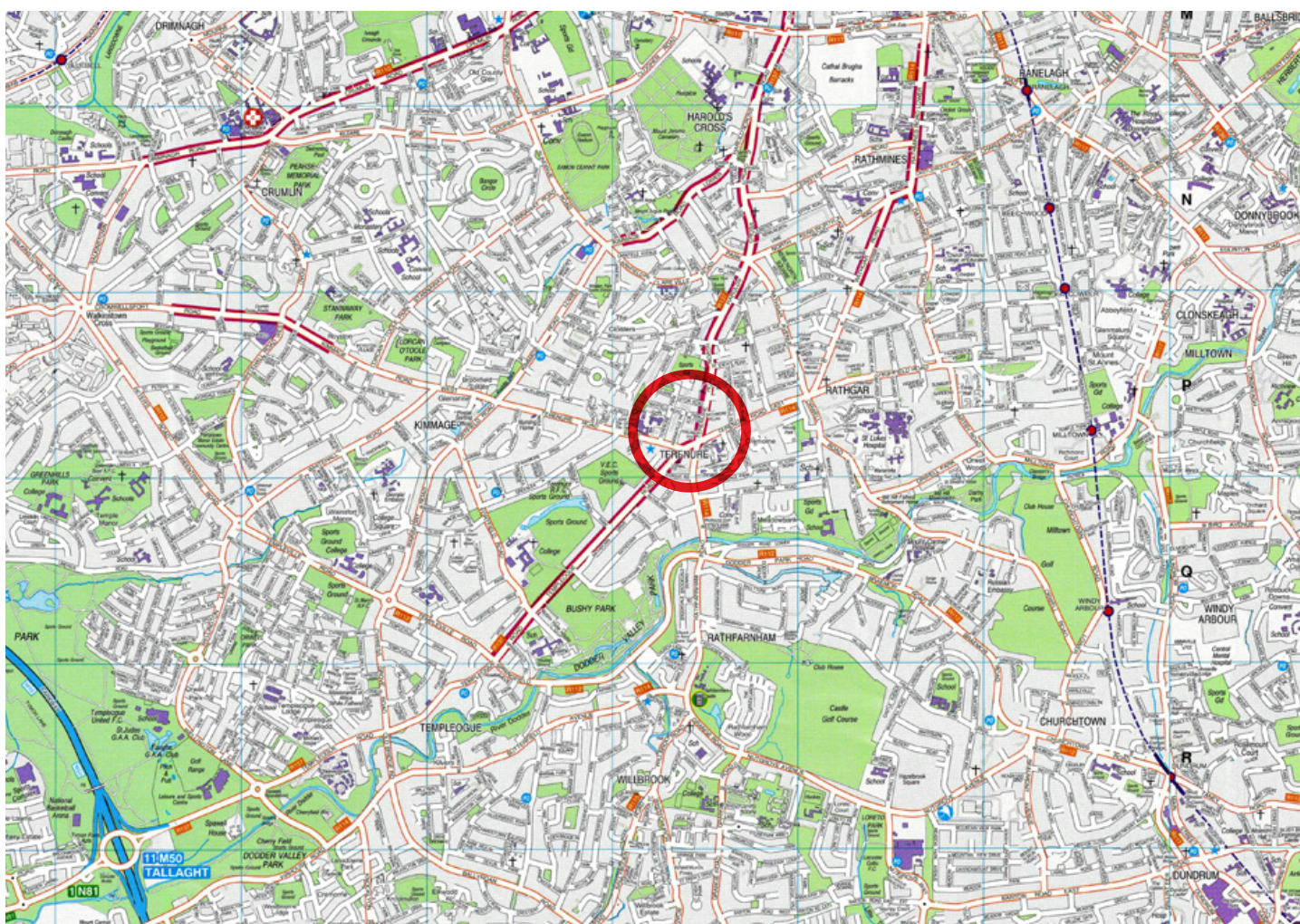
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole Letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

