

107 Trees Road Upper,
Mount Merrion,
Blackrock, Co. Dublin

FOR SALE

BER F



Superb Commercial Property in a wonderful south suburban setting with excellent development potential / opportunities subject to planning permission

Lisney



Features

- Well maintained superb double fronted, detached, two storey commercial property in this highly desirable sought-after location close to all amenities in the heart of Mount Merrion.
- The property has the benefit of long-established office use throughout and full vacant possession.
- Situated adjoining mixed use commercial, Physiotherapy clinic and residential buildings.
- Site approx. 0.04 hectare (0.1 acre) zoned Objective A and offering excellent development potential, subject to planning permission.
- Rear yard and car park accessed via a private laneway off Cedarmount Road.
- Opportunity for owner occupiers, investors, developers and builders to acquire a well-located property offering excellent further development potential (subject to planning).

Location

Located on the northern side of Trees Road Upper between the junction with Redesdale Road and Cedarmount Road the property is situated in one of South County Dublin's most sought-after suburbs. Centrally located, Mount Merrion is just 2km from Blackrock, 2.5 km from Dundrum and 7 km from Dublin city centre. The immediate area is a well-established and mature suburb with a mix of large detached and semi-detached dwellings, a wide range of local amenities and shops and the 32-acre public park known as Deerpark.

The property, whilst detached, forms part of a parade of shops and local service providers including one hairdresser, coffee shop, food shop, lawnmower repair and physiotherapy centre. There is on street parking located to the front of the parade and a private rear car park.

Mount Merrion is a highly sought-after residential suburb due to its proximity to Dublin City Centre and nearby amenities including shops, schools, restaurants and pubs. The Stillorgan Road / N11 is located approximately 1km from the property providing a QBC (Quality Bus Corridor) along one of the main arterial routes into Dublin city centre from the south suburbs whilst the LUAS and the DART are in close proximity. Further shopping and amenities can be found in nearby Stillorgan Shopping Centre, Blackrock and Frascati Shopping Centres and Dundrum Town Centre. UCD Belfield and numerous primary and secondary schools are all in easy reach of the property making this area a hugely attractive location for families and professionals.





Description

The property comprises a double fronted, two storey detached property currently laid out as ground floor offices off a main entrance hallway with wc and tea station. There is internal and independent access to the first-floor accommodation (former residential apartment) which also comprises 3 offices with a separate kitchen and bathroom with wc/whb. The attic is large open plan, fully insulated and floored and can be accessed by a ladder. There are two side entrances one of which provides access to an enclosed garage and store. To the rear of the property there is a

yard accessed via a laneway from Cedarmount Road with parking for approximately 4 cars.

The property offers potential for a substantial rear extension and/or rear residential development, subject to obtaining the relevant planning permission.



Accommodation

The accommodation briefly comprises

	Description	SqM
Ground Floor	Main entrance Hallway, 3 cellular offices, wc, tea station, stores	76
First Floor	3 offices, kitchen, wc	47.2
Attic	Fully insulated and floored with ladder	

*All intending purchasers should satisfy themselves on floor areas.



Planning

The property has long-established office use throughout and is located in an area zoned Objective A, under the Dun Laoghaire Rathdown County Council Development Plan 2016-2022.

Under this zoning the uses permitted in principle include Residential and Residential Institution while a wide range of other uses are open for consideration including Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre/ Healthcare Facility, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200 sq. m, Petrol Station, Place of Public Worship, Public House, Restaurant.



Title

We understand that the property is held under Long Leasehold Title.

Price

On application.

BER

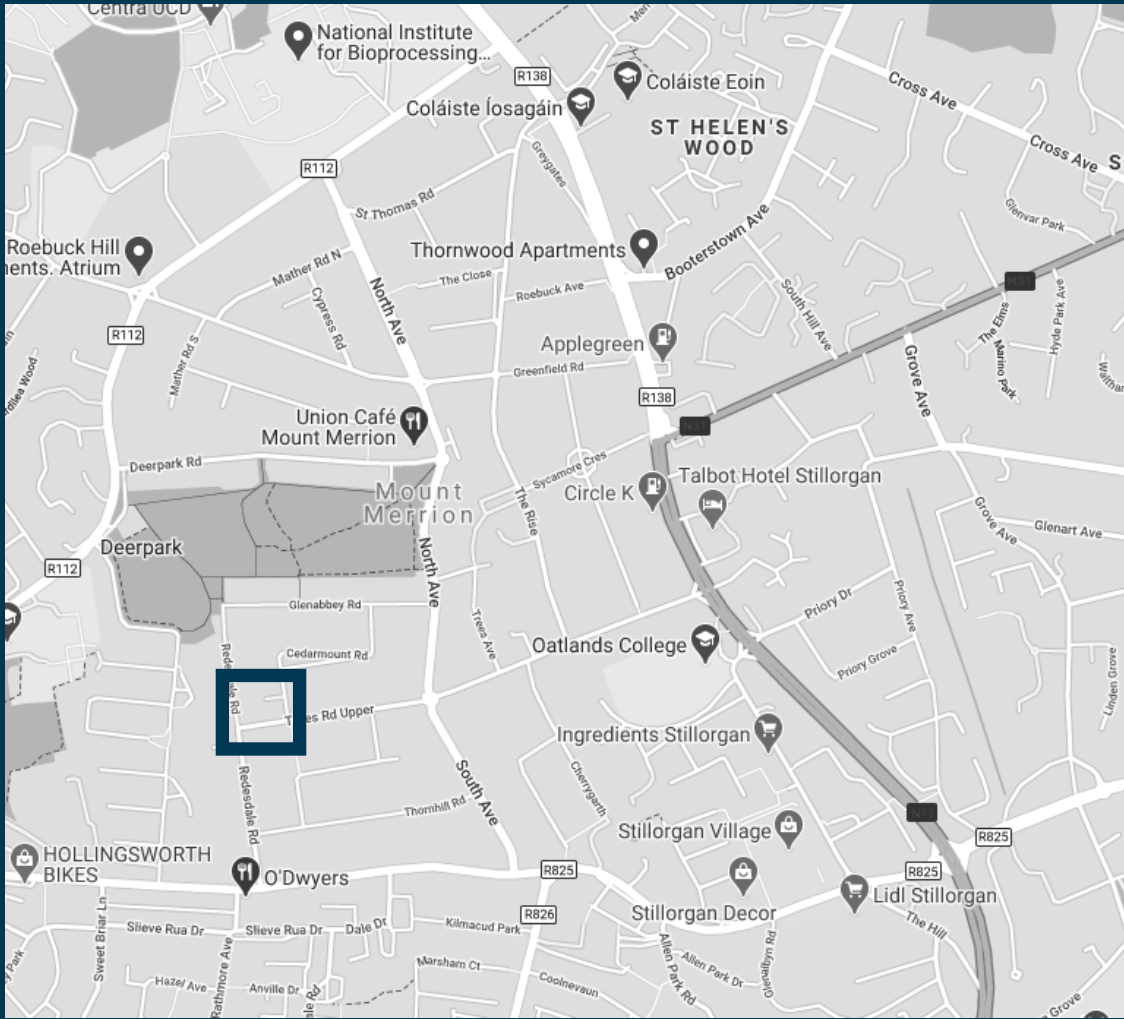
Rating: **BER F** BER No: 800780884. EPI: 442.41 kWh/m²/yr

Solicitor

Denis McSweeney Solicitors, 16 Herbert Place, Dublin 2

Video Tour

<https://youtu.be/3vEdFH8PS7U>



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