

MIXED USE INVESTMENT OPPORTUNITY

123 OLD COUNTY ROAD, CRUMLIN,
DUBLIN 12, D12 ND2V



01-638 2700

- Corner mixed use investment opportunity situated in busy retail parade on in well-established residential suburb of Crumlin
- Extending to a total of approx. 254 sqm.
- Comprising two ground floor retail units with 3 x residential apartments overhead
- Generating a rental income of €24,100 per annum with vacant possession of Retail Unit 2 and 1 x residential apartment providing further investment potential.



LOCATION

Number 123 is located on the north side of Old County Road at its junction with Clonard Road, Crumlin, Dublin 12 and is approximately 1.3km north east of Crumlin Village. The property enjoys an end of terrace corner location within a busy mixed-use commercial parade of predominantly ground floor retail occupiers with residential overhead. Crumlin is a well-established and densely populated west Dublin suburb. Neighbouring occupiers within the parade include Paul's Barber Shop, Show Hair Salon, Daybreak and Life Pharmacy.

DESCRIPTION

The property comprises an end of terrace, two storey mixed use development which extends to a total approximate area of 254 sqm.

The ground floor comprises two retail units and windows and entrance doorways are secured with roller shutters. Retail Unit 1 is fitted out and trading as a post office and comprises a regular shaped dual aspect corner unit. Retail Unit 2 is vacant and comprises an irregular shaped unit that was previously in use as a grocery store.

The upper floors benefit from independent access off Old County Road and are in residential use comprising three apartment units (1 x 1-bed and 2 x 2-bed).

TENANCY

Retail Unit 1 is let to an individual trading as An Post who is overholding. A 5-year lease commencing 21/09.2006 was entered into and renegotiated for a further five years in 2006. The passing rent is €8,500. Two of the upper floor apartments are subject to residential tenancies at passing rents of €6,000 per annum (1-bed) and €9,600 per annum (2-bed). The total current rent reserved is €24,100 per annum with vacant possession of Retail Unit 2 and 1 x residential apartment providing further investment potential.

TENURE

The premises is held under long leasehold title.

BER

B3 (commercial), G (residential).

PRICE

€315,000

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

ACCOMMODATION

The approximate floor areas comprise:

Description	Sqm	Sqft
Ground -Retail Unit 1 (Post Office)	21	226.04
Ground -Retail Unit 2 (Vacant)	71	764.24
Ground -Entrance Hall, Bike Store, Landing	14	150.70
1st Floor Apt 1 (1-Bed)	32	344.45
1st Floor Apt 2 (2-Bed)	38	409.03
1st Floor And Attic Apt 3 (2-Bed)	78	839.59
Gross Internal Area	254	2734.06

All intending purchasers must satisfy themselves in relation to floor areas.

VAT

We understand there is no VAT chargeable in relation to the sale.

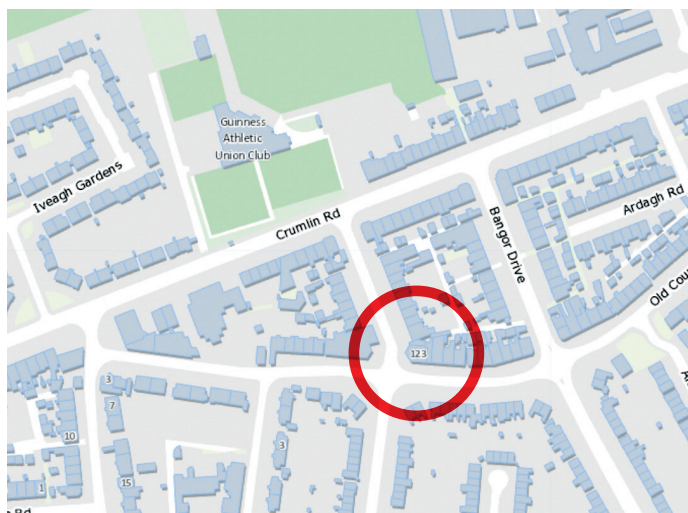
FURTHER INFORMATION / VIEWING:

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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01-638 2700

Emma Coffey
ecoffey@lisney.com
01-638 2700



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.

