

FOR SALE BY PRIVATE TREATY (1ST FLOOR TENANT NOT AFFECTED)

2 RATHFARNHAM ROAD,
TERENURE, DUBLIN 6



01-638 2700

- Due to the relocation of Lisney to Dunville Avenue, Ranelagh, an excellent opportunity arises to acquire a mixed-use property in an established suburban location.
- High profile ground floor shop (61.73 sqm) with established residential use overhead (38.96 sqm).
- Ground floor available with the benefit of vacant possession. First floor generating a rental income of €6,000 per annum.
- Ground floor shop suitable for a variety of uses including retail (STPP). Previously traded as an estate agency for over 10 years.





LOCATION

No. 2 Rathfarnham Road enjoys a high profile location on the eastern side of Rathfarnham Road close to its junction with Terenure Road East and Terenure Road North, in the heart of Terenure Village. Terenure, an established, upmarket south west Dublin suburb, is approximately 5km from Dublin city centre and the area is well serviced by Dublin Bus. Rathfarnham Road benefits from high volumes of passing pedestrian and vehicular traffic providing the main arterial route from the south-west suburbs to Dublin city centre via Terenure, Rathgar and Rathmines. Neighbouring occupiers include Marios, JD's Steakhouse, Hidden Hearing, Saltwater Grocers, Bank of Ireland, Brady's and Vaughan's Public Houses, Foam, Aldi and Lidl.

DESCRIPTION

The property forms part of a terrace of two storey, mixed use, properties with the ground floor of the terrace primarily in retail or restaurant use and the upper floors in ancillary office or residential use. No. 2 traded as an estate agency on ground floor with established residential use on the first floor. There is a small rear yard with access onto a laneway. The first floor is accessed via an external staircase in the rear yard.

The ground floor which previously traded as an estate agency for over 10 years, would suit a wide variety of uses including retail subject to planning.

ACCOMMODATION

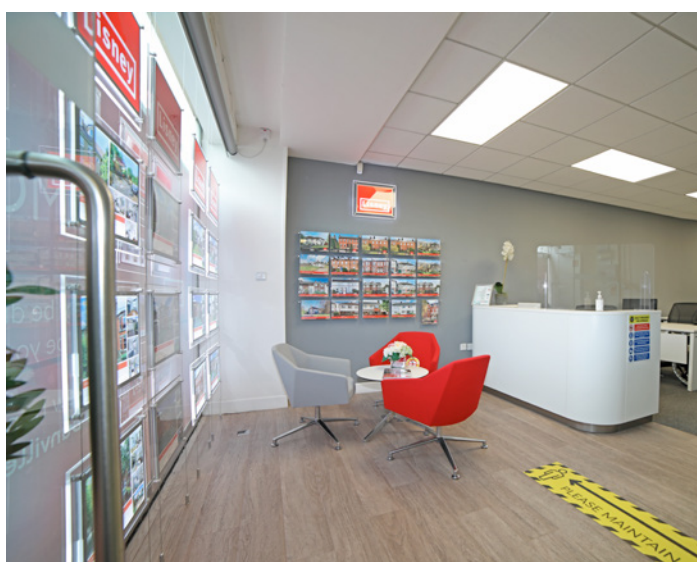
We understand the property comprises:

Floor	Description	Sqm	Sq ft
Ground	Retail	61.73	664.00
Ground	Kitchenette	3.56	38.35
First	Residential / Stores	38.96	419.00
Total		104.25	1121.35

All intending purchasers are specifically advised to satisfy themselves in connection with floor areas and undertake their own due diligence.



FIRST FLOOR



GROUND FLOOR



JUNCTION



FIRST FLOOR



GROUND FLOOR - PARTITION OFFICE

TITLE

We understand the property is held under a long leasehold title from 1st September 1911 for a period of 900 years.

TENANCY

The first floor of 2 Rathfarnham Road is let for a period of 13 years from 13th May 2017 at a passing rent of €6,000 per annum. The lease is due to expire on the 12th May 2030. There are five yearly reviews which are CPI linked.

A licence for a right of escape (in the case of emergencies only) is held by the adjoining tenant (no. 4 Rathfarnham Road) to pass along the external stairway located at the rear of No. 2 Rathfarnham Road.

COMMERCIAL RATES

We understand the approximate rates liability 2021 is €5,762.00.

BER INFORMATION

BER Rating: F.

BER No: 800267874

EPI: 220.76 kWh/m²/yr

PRICE

€450,000.

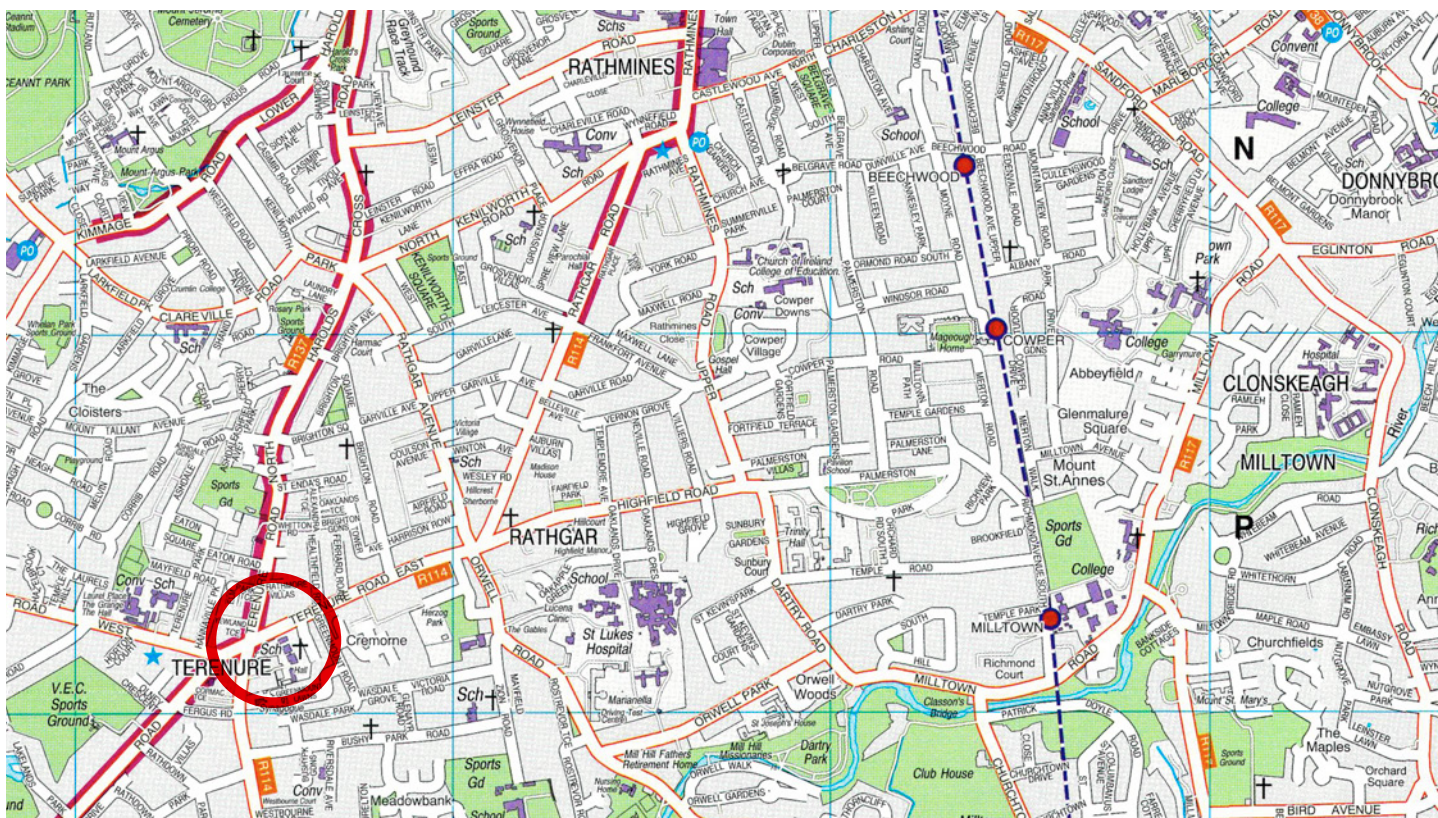
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling 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 have fully satisfied 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.

