

FOR SALE

**Creche Opportunity, Newpark, Chapel Road,
Kinsealy, Co. Dublin**

Lisney

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KINSEALY WOODS



ABOUT THE PROPERTY

Located in Kinsealy Woods, a new residential development of 2, 3 and 4-bedroom homes in the heart of Kinsealy on the north side of Dublin's city centre.

Purpose built single storey creche extending to approx 185 sqm/ 1,991 sqft.

External play area of 138 sqm/ 1,485 sqft.

4 surface car parking spaces for creche use.

Shell and core condition ready for occupier fitout.

LOCATION

The creche is located in Kinsealy Woods, a new development of 2-, 3- and 4-bedroom homes located on Chapel Road in the heart of Kinsealy. Kinsealy is an outer suburb located on the north side of Dublin approx 4 kms south of Malahide, 3.5 kms west of Portmarnock and 5.5 km southeast of Swords. Kinsealy is approx 11 kms north east of Dublin's city centre.

Kinsealy Woods is easily accessible via public transport with Dart services available at Portmarnock Station and Dublin Bus routes 32, 32x, 42 and 43 serving the locality.

The creche is located on the eastern side of the development on Newpark Drive. Local amenities available to the growing residential catchment of Kinsealy and surrounds include Malahide/Portmarnock Education Together National School, Kinsealy Medical Centre, St Olave's Retail Outlet and St Nicholas of Myra National School. The population of Kinsealy has increased by 20% since Census 2016 (prelim Census 2022 results: source CSO).

DESCRIPTION

The creche will comprise a single and storey purpose built creche with dedicated outside play area and 4 car parking spaces dedicated for creche use. The creche is being offered for sale in developer's shell specification ready for occupier fit-out. Practical completion anticipated Q4 2023.

ACCOMMODATION

Floor	Sqm	Sqft
Creche	185	1,991
External Play Area	138	1,485

TITLE

We understand that the property has long leasehold title.

PRICE

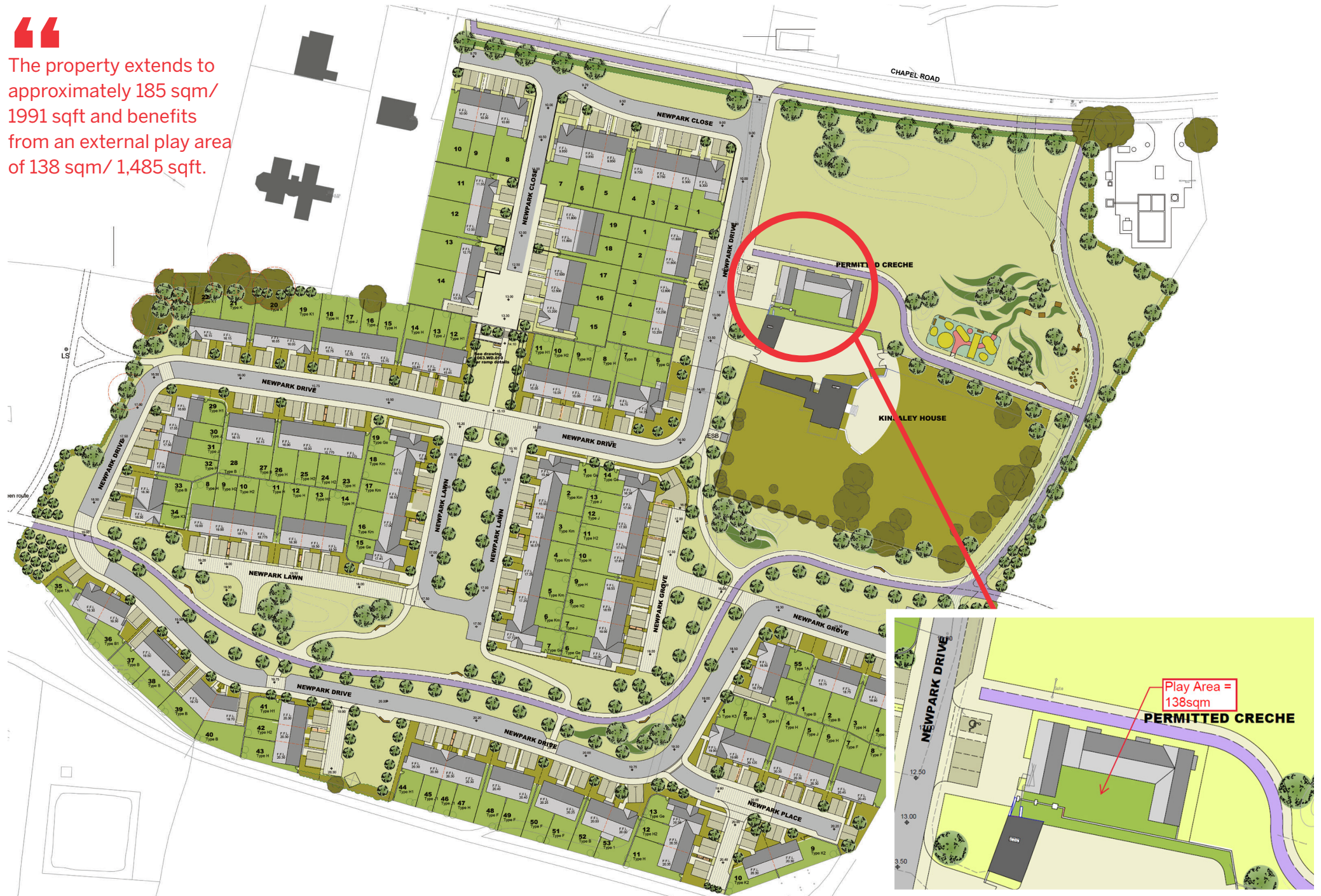
€400,000

VAT

VAT will be payable on the sale price.

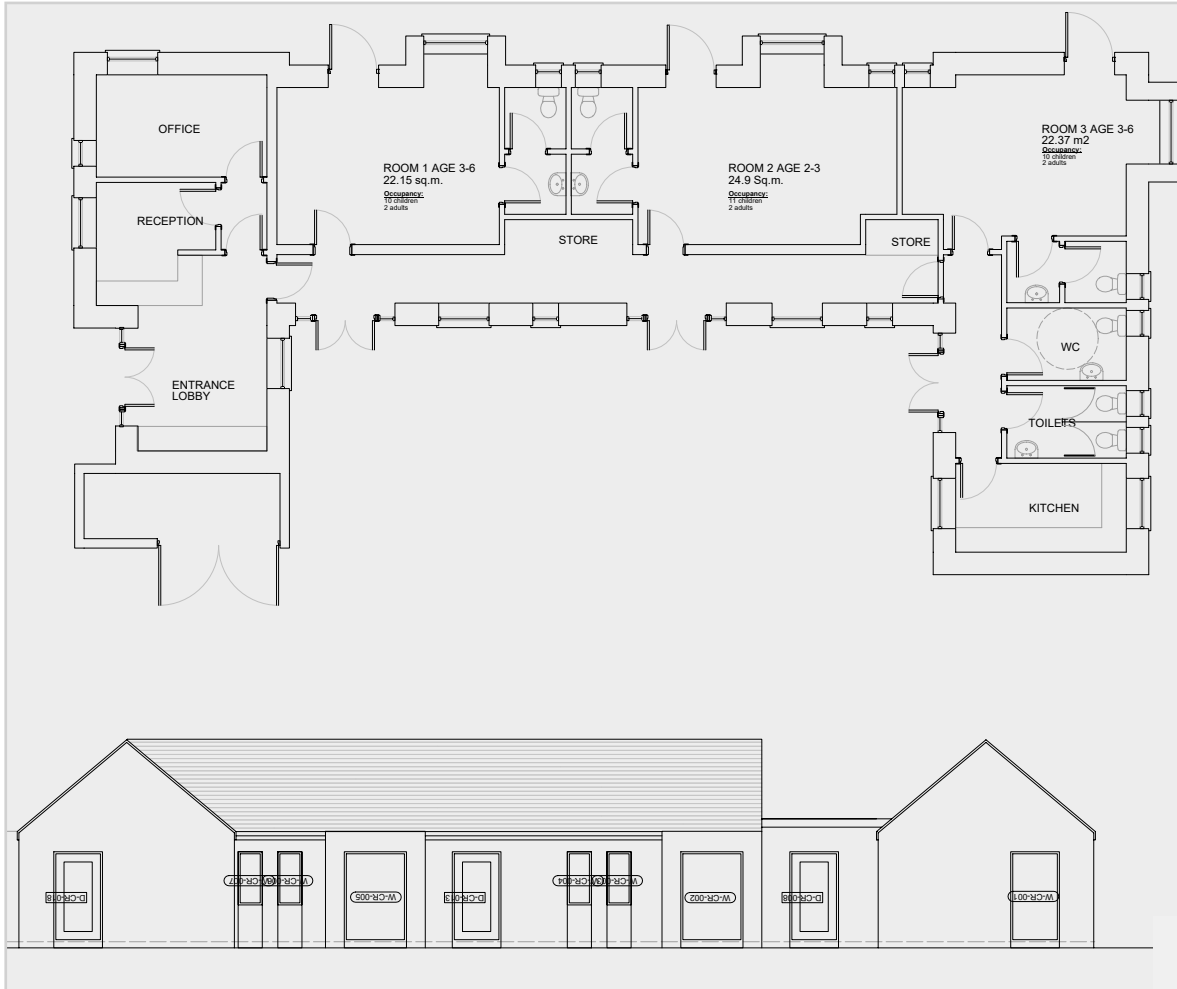


The property extends to approximately 185 sqm/ 1991 sqft and benefits from an external play area of 138 sqm/ 1,485 sqft.



FLOOR PLANS

Not to scale, for identification purpose only

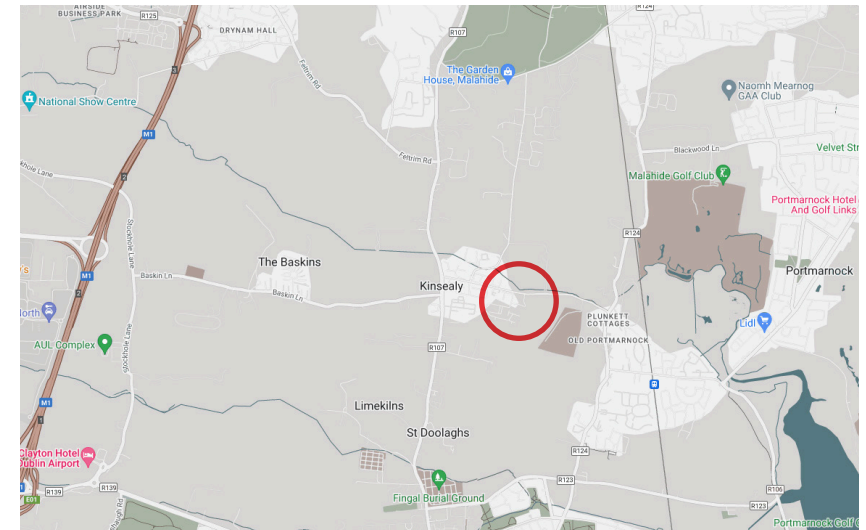


The creche is located on Newpark Drive within the residential development of Kinsealy Woods, in the heart of Kinsealy just off Chapel Road.

BER INFORMATION

BER A3

LOCATION MAP



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For further information:

Jennifer Prunty: 01-638 2700 jprunty@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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

lisney.com 
@LisneyIreland

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.

