

TO LET

Shop, Unit 2,
Ashleigh Centre, Castleknock, Dublin 15

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Superb opportunity to trade in the heart of Castleknock.

High profile retail unit with excellent profile onto Castleknock Road.

Ground floor shop of approx 44 sqm / 477 sqft.

Suitable for a variety of uses, subject to planning.

Available on flexible lease terms.

Neighbouring occupiers include Thomas Kendall Hair, So Belle Salon, Rods and Cones Opticians, Sherry Fitzgerald, Lidl and Wong's Restaurant.



THE OPPORTUNITY

The property occupies a high profile ground floor position within a mixed use parade of commercial units with excellent profile onto the busy Castleknock Road. The parade forms part of the Ashleigh Centre which is a well-established mixed use commercial development in the heart of Castleknock.

Castleknock is an affluent residential suburb of west Dublin with a growing population approximately 8km of Dublin city centre. Other offerings within the Ashleigh Centre include Thomas Kendall Hair, So Belle Salon, Rods and Cones Opticians, Wong's Restaurant, Paddy Power, Apache Pizza and Sherry Fitzgerald.

SPECIFICATION

The property comprises an open plan broadly rectangular shaped unit with retail area to front and WC and kitchen area to rear. The previous occupier traded as a clothing boutique and the property would lend itself well to similar retail uses. The property may also appeal to alternative commercial uses such as a professional services practice, subject to planning permission.

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ACCOMMODATION

We understand the approximate floor areas comprise:

Description	NIA Sqm	NIA Sqft
Ground floor shop	44	477
Total NIA	44	477
WC and kitchen facilities		

All intending parties are specifically advised to satisfy themselves in connection with floor areas.

COMMERCIAL RATES

We understand the commercial rates liability for the current year is €4,005.08.

SERVICE CHARGE

We understand the service charge is approximately €1 psf.

LEASE TERMS

The property is available on flexible lease terms.

RENT

On application.



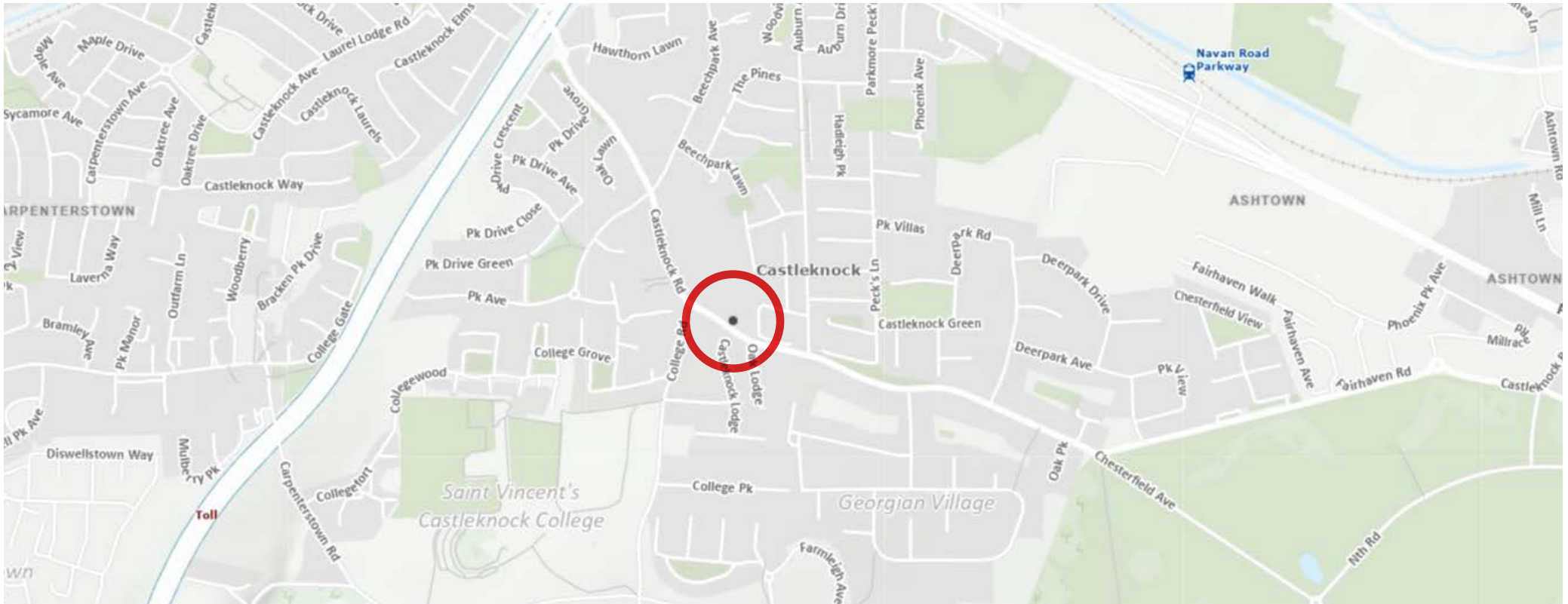
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BER INFORMATION



EPI: 282.81 kWh/m²/yr 0.

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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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.

