

TO LET

**Creche and Commercial Opportunities
De Verdon Place, Malahide Road, Dublin 17**

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ABOUT THE PROPERTY

Purpose built ground floor creche of 206 sqm with external play area of 97 sqm.

Ground floor commercial unit of 147 sq m.

Located in De Verdon Place, a development of 238 residential units on Malahide Road, Dublin 17.

Adjoining development of Heatly Place provides a further 93 residential units.

Other residential developments in the locality include Clare Village, Temple View and Grove Park.

Units are in shell and core condition with fitted WCs, ready for occupier fitout.

Tesco, David Cullen Jewellers and McCabe's Pharmacy are among retail offerings available at nearby Clarehall Shopping Centre serving the growing local catchment.



LOCATION

De Verdon Place is a recently completed residential development of 238 residential units fronting Malahide Road, Dublin 17. Other residential developments in the locality include the adjoining residential block of Heatly Place in addition to Clare Village, Temple View and Grove Park. De Verdon Place is within close proximity of the main entrance to Clarehall Shopping Centre which is anchored by Tesco. Other retail offerings serving the growing local catchment include a jewellers, pharmacy and Oasis of Taste Food Hall at Clarehall Shopping Centre.

THE OPPORTUNITIES

The commercial unit benefits from frontage onto the Malahide Road and may suit a variety of uses including shop, office and café (subject to planning permission).

The creche unit has the benefit of an external play area and overlooks a landscaped area between De Verdon Place and Heatly Place.

PRIORITY PLACES

Priority of childcare spaces must be given to children in De Verdon development.

THE NATIONAL CHILDCARE SCHEME (NCS):

The creche occupier must sign up to the National Childcare Scheme and the Early Childhood Care and Education (ECCE) Scheme.

SPECIFICATION

The properties will be handed over in shell and core specification with fitted WCs ready for an incoming operator's fitout.

The properties will also have the benefit of secure underground car parking spaces for staff (creche 3 no. spaces, commercial unit 2 no. spaces).



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ACCOMMODATION

The approximate floor areas comprise:

Description	Sqm	Sqft
Creche	206	2,217
Creche – external play area	97	980
Retail Unit	147	1,582

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

COMMERCIAL RATES

The units have not yet been rated for commercial rates.

SERVICE CHARGE (ESTIMATED)

Creche: €3,101

Commercial unit: €2,067

LEASE TERMS

The opportunities are available on new leases, subject to five yearly reviews. A Deed of Renunciation will be required to be signed by incoming operators.

RENT

On application.





Growing residential catchment with nearby residential developments of Heatly Place, Clare Village, Temple View and Grove Park.

BER INFORMATION

Creche

BER A3

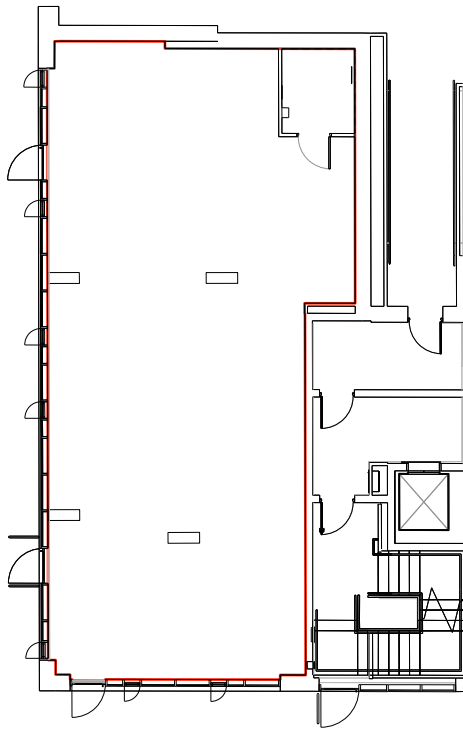
Retail

BER A2

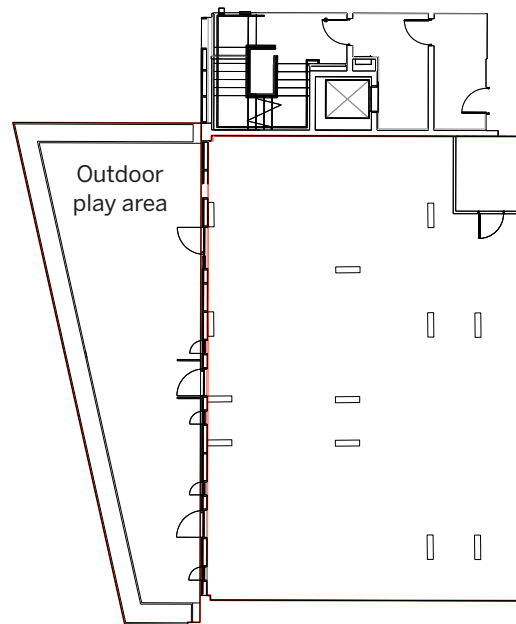
FLOOR PLANS

Not to scale, for identification purpose only

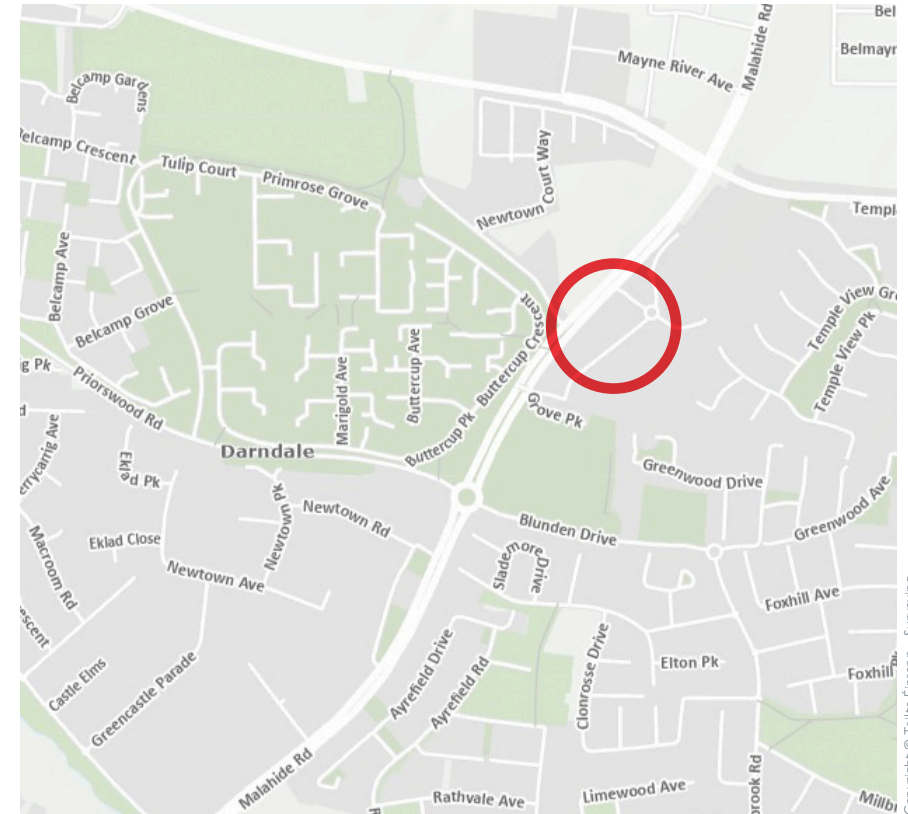
Commercial Unit



Creche



LOCATION MAP



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Viewing Strictly by appointment with the sole letting agent Lisney.

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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.

