

FOR SALE WITH VACANT POSSESSION

**Unit 4A Elmfield Court
Ninth Lock Road, Clondalkin, Dublin 22**

LICENSED RETAIL OPPORTUNITY

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CARRY OUT OFF LICENCE



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ABOUT THE PROPERTY

Established retail/off-licence opportunity in a densely populated suburban location.

Benefit of an existing Spirit, Beer & Wine Retailer's Off-Licence.

Available with vacant possession and an existing partial fitout in place

Approx. 147.52 sq m (1,587.90 sq ft) GIA / 143.20 sq m (1,541.49 sq ft) NIA

Prominent roadside position on Ninth Lock Road

Opportunity for owner-occupiers, investors or expanding operators.

Strong surrounding residential catchment and passing traffic

Excellent connectivity to the N7, M50 and public transport links

THE OPPORTUNITY

An excellent opportunity to acquire a prominent suburban retail unit extending to approximately 147.52 sq m (1,587.90 sq ft) GIA, formerly trading as a well-established off-licence and now offered for sale with vacant possession.

Formerly traded as a successful off licence and the property benefits from an existing Spirit, Beer & Wine Retailer's Off-Licence. The premises occupies a highly visible position within Elmfield Court and serves a substantial residential catchment within the rapidly expanding Clonburris area of west Dublin.

The unit benefits from a glazed shopfront, roller shutter security, existing retail fitout and ancillary accommodation, providing an attractive opportunity for owner-occupiers seeking immediate occupation or investors targeting a licensed retail asset.

DESCRIPTION

The property comprises an open plan retail area fitted with tiled flooring, suspended ceilings with recessed lighting, perimeter shelving, refrigerated display units and sales counters. Ancillary accommodation to the rear includes storage space, office accommodation and staff WC facilities. The existing fitout provides a practical base for refurbishment, rebranding or adaptation to suit an occupier's specific operational requirements.

LICENCE

The property has the benefit of a current Spirit, Beer & Wine Retailer's Off-Licence representing a significant advantage for prospective purchasers. Licensed retail opportunities of this nature are relatively scarce, and the existing licence is expected to be particularly attractive to owner-occupiers, multiple operators and expanding independent retailers seeking to establish or grow their presence within a densely populated and rapidly expanding suburban catchment. The premises has a proven trading history as an off-licence and is strategically positioned to benefit from strong local demand, substantial passing traffic and ongoing residential growth within the wider Clonburris area.

TOWN PLANNING

The property is located within an area zoned TC (Town Centre) under the South Dublin County Development Plan 2022-2028, the objective of which is "to protect, improve and provide for the future development of Town Centres."

The property is also situated within an area subject to Specific Local Objective E5 SLO1. This objective seeks to support the strategic regeneration and coordinated development of the area, with an emphasis on enhancing commercial activity, urban design, connectivity, and public realm improvements.



Unit 4A Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22

LOCATION

Elmfield Court is situated within an established residential development on Ninth Lock Road, close to Clondalkin Service Station and a range of neighbourhood retailers and amenities. The area is experiencing continued residential growth as part of the wider Clonburris catchment, supporting strong local convenience demand. Nearby occupiers and amenities include Tesco, Lidl, Spar, The Mill Shopping Centre, Polonez and Giulio's Takeaway.

ACCOMMODATION

| Area | Sq M | Sq Ft |
|---------------------|--------|----------|
| Gross Internal Area | 147.52 | 1,587.90 |
| Net Internal Area | 143.20 | 1,541.49 |

All intending parties are specifically advised to verify floor areas and undertake their own due diligence.

TITLE

Long leasehold registered title held for a term of 500 years from 10 January 2003.

COMMERCIAL RATES

We understand the commercial rates liability is approximately €10,248.00 for the current year.

SERVICE CHARGE

We understand the service charge is approx. €1,700 for the current year.

VAT

We understand VAT will not be applicable on the sale.

QUOTING PRICE

€625,000

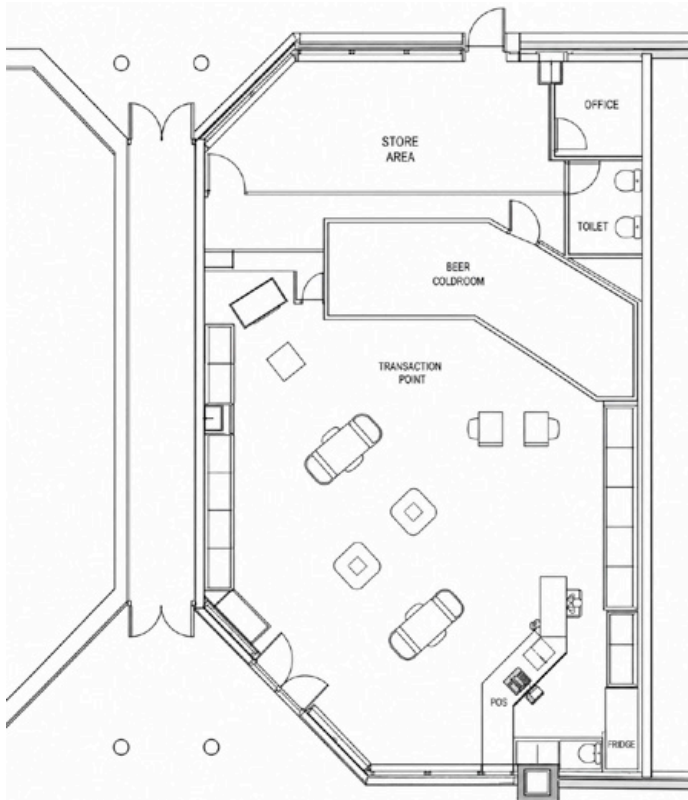


FLOOR PLANS

Not to scale, for identification purpose only

BER INFORMATION

BER B



LOCATION MAP



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Viewing Strictly by appointment with the sole letting agent Lisney.

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