

For Sale

5 Lower Kilmacud Road & Allen Park Lane
Stillorgan, Dublin 18



Property Highlights

- Excellent mixed use investment opportunity located in Stillorgan close to Stillorgan Village
- Comprising a two storey mid terraced building to the front with a modern three storey development to the rear
- The retail accommodation on ground floor extends to approximately 153.44 sq m (1,652 sq ft)
- The property also comprises four apartments comprising two 1 bed's, one 2 bed and one 3 bed apartment all of which are in good condition
- The total current rent receivable is €122,756 pa with an opportunity to increase the income with the letting of the two vacant apartments

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Location

The property is in a busy neighborhood centre on the Lower Kilmacud Road close to Stillorgan Village opposite DID and Texaco.

Adjoining occupiers include Mill House Public House, Gotham Café and Centra. There is substantial parking to the front and rear of the property.

The apartments to the rear are accessed to the side of Centra or rear of Mill House Public House and directly opposite St. Laurence's Parish Hall and St. Laurence's Church and School.

Description

5 Lower Kilmacud Road comprises a retail unit on ground floor extending to approx. 1,651 sq ft, which is let to Siofra Ltd trading as Bradley's Pharmacy.

There is also a 3-bed apartment on the upper floors with separate access, extending to approx. 1,161 sq ft, this apartment is currently vacant.

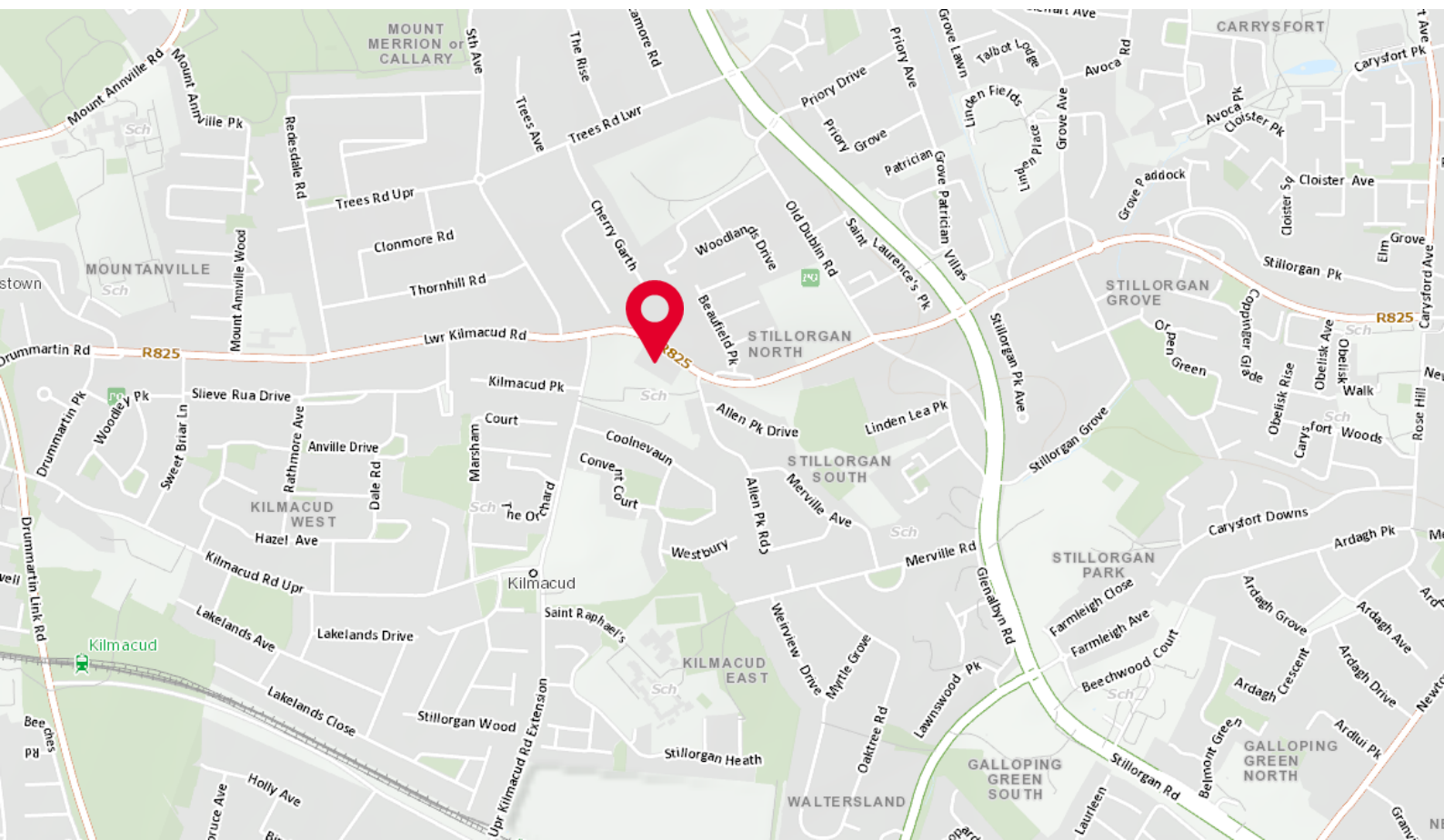
Apartments 1-3 Allen Park Lane comprises a modern development located directly to the rear of 5 Lower Kilmacud Road. The apartments were built circa 2005 and comprise two 1-bed's and a 2-bed apartment with storage/parking facilities on the ground floor.

Tenancy Schedule

Unit	Floor Area	Comment	Rent per annum
Bradley's Pharmacy	153.44 sq m (1,651 sq ft)	20 yr lease. Start Date TBC	€97,100
Apartment 1	107.86 sq m (1,161 sq ft)	3 bedroom	-
Apartment 2	42.66 sq m (459 sq ft)	1 bedroom	€10,632
Apartment 3	61.72 sq m (664 sq ft)	2 bedroom	-
Apartment 4	51.46 sq m (553 sq ft)	1 bedroom	€15,024
TOTAL			€122,756 pa

*The above schedule is provided on a without prejudice basis and for discussion or information purposes only. The agents, vendors, solicitors et al do not warrant the accuracy of the above in any way.





BER details

B2- G

Tenure

We understand the property benefits from a Freehold Title

Viewings

Strictly by appointment through sole selling agent

Rates

We understand the 2017 rates payable to Dublin City Council are €12,574.24 pa.

Planning

The subject property is zoned M3 District, Neighbourhood Centre according to the Dun Laoghaire and Rathdown County Development Plan 2016-2022

Guide Price

Seeking offers in excess of €2,000,000 reflecting a NIY of 5.66% assuming standard purchasers costs of 8.46%.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.