

For Sale: Mixed Use Investment

165 Kimmage Road Lower, Dublin 6W



Property Highlights

- Excellent investment opportunity situated in a prominent position on the Lower Kimmage Road, Dublin 6W.
- The property comprises a mixed use property with a ground floor retail unit and two 1 bedroom apartments overhead.
- The property extends to 182.27 sq m (1,962 sq ft) in total.
- The ground floor retail unit extends to 117 sq m (1,260 sq ft) and is currently vacant.
- Total current rent receivable is €12,600 pa with a vacant retail unit and one vacant apartment.

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PSRA No. 00222

Location

The subject property is located in a prominent position on the Lower Kimmage Road approximately 5.0 km south of Dublin City Centre. The property is situated on the northern corner of the junction of Sundrive Road and Kimmage Road Lower.

Kimmage is easily accessed by the M50 Motorway, Nass Road and Red Cow Interchange and by Dublin Bus routes.

Nearby occupiers include Hugh McCarthy & Associates, Paddy Power, Sherry FitzGerald and Super Valu.

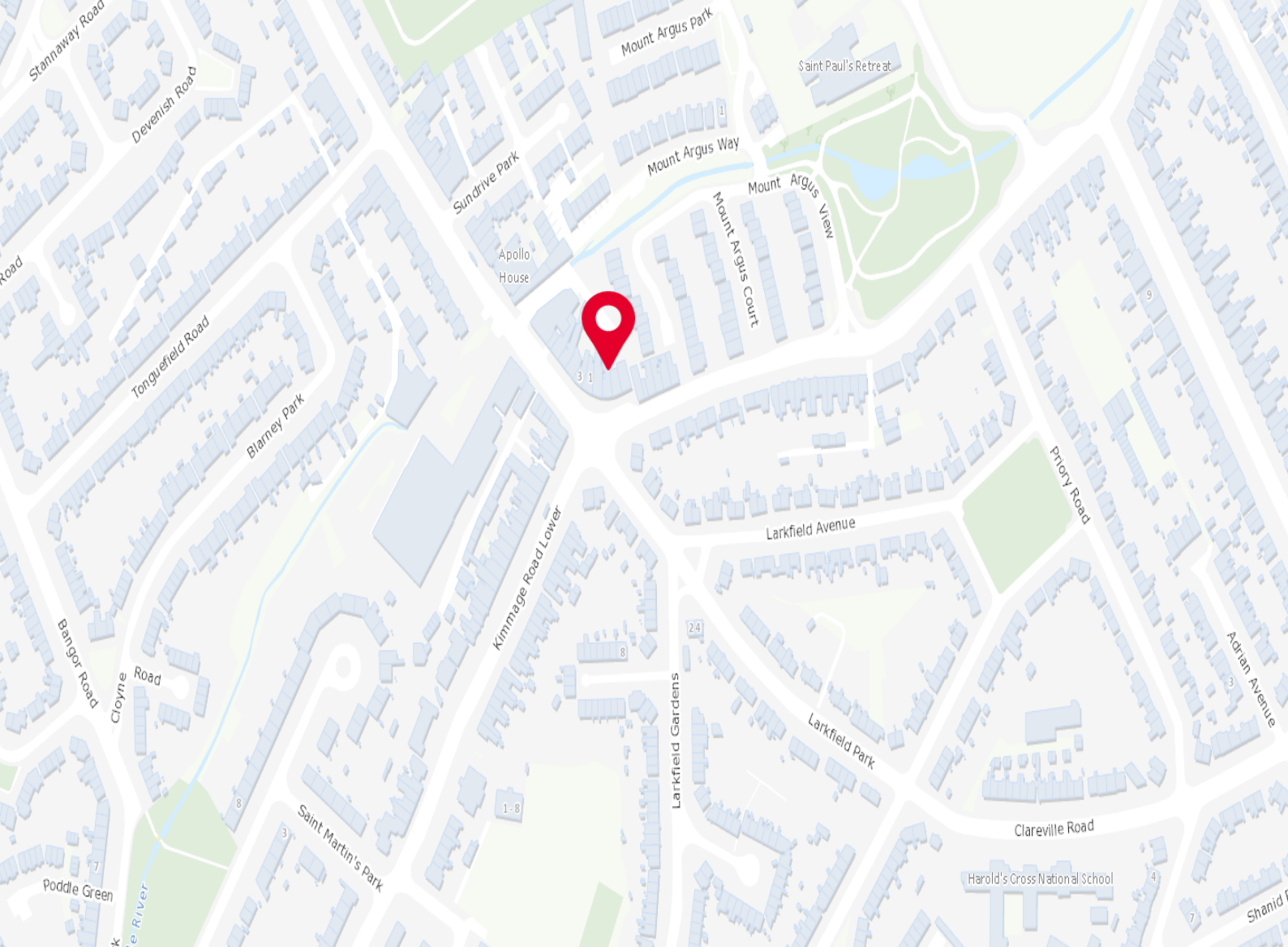
Description

The property comprises a mixed use property with ground floor retail unit and two 1 bedroom apartments overhead. The property extends to 182.27 sq m (1,962 sq ft) in total.

The ground floor retail unit extends to 117 sq m (1,260 sq ft) and is currently vacant. It provides retail accommodation to the front with storage and staff facilities to the rear. The apartments are separately accessed off Kimmage Road and are in good condition throughout.

There is a large single storey extension to the rear capable of further development subject to planning permission.





Rates

We understand that the 2018 Rates payable are €3,747.06.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor Retail	117 sq m	1,260 sq ft
Unit 1	37.18 sq m	400 sq ft
Unit 2	28.01 sq m	302 sq ft
TOTAL	182.19 sq m	1,962 sq ft

BER details



BER Range: G – E2
 BER No. 800642308
 Energy Performance Indicator: 236.81 kgCO₂ /m²/yr 2.34

Tenancy

Total current rent receivable is €12,600 pa with Unit 2 currently occupied on a short term lease.

Retail unit and Unit 1 are currently vacant.

Tenure

We understand the property is held under a freehold title.

Guide Price

Seeking offers in excess of €500,000

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

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 and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.