

Freehold Opportunity: For Sale by Private Treaty

Corke Abbey Avenue, Dublin Road, Bray, Co. Wicklow



Property Highlights

- Excellent opportunity to acquire a commercial unit located in a prominent location along Dublin Road in Bray.
- The subject property comprises two stories and includes an external garage and car park with capacity of 12 car spaces.
- Extending to approx. 189.5 sq. m (2,038 sq. ft).
- The site is zone MTC by Dun Laoghaire Rathdown County Council - To protect, provide for and/or improve major town center facilities
- Guiding a sales price of €400,000

Property Description

The property comprises a two-storey detached former bank branch extending to 189.5 sq. m (2,038 sq. ft). Internally the ground floor provides for an open plan office with 2 smaller rooms to the rear and stairs leading up to the first floor. The first-floor space includes office space, storage and a kitchen. The property can be accessed from the front and side. There is a garage to the rear.

Externally there is a large car park to the front with capacity for 12 cars and a total site area of approx. 0.23 acres.

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Former Bank Branch Dublin Road, Bray, Co. Wicklow



Location

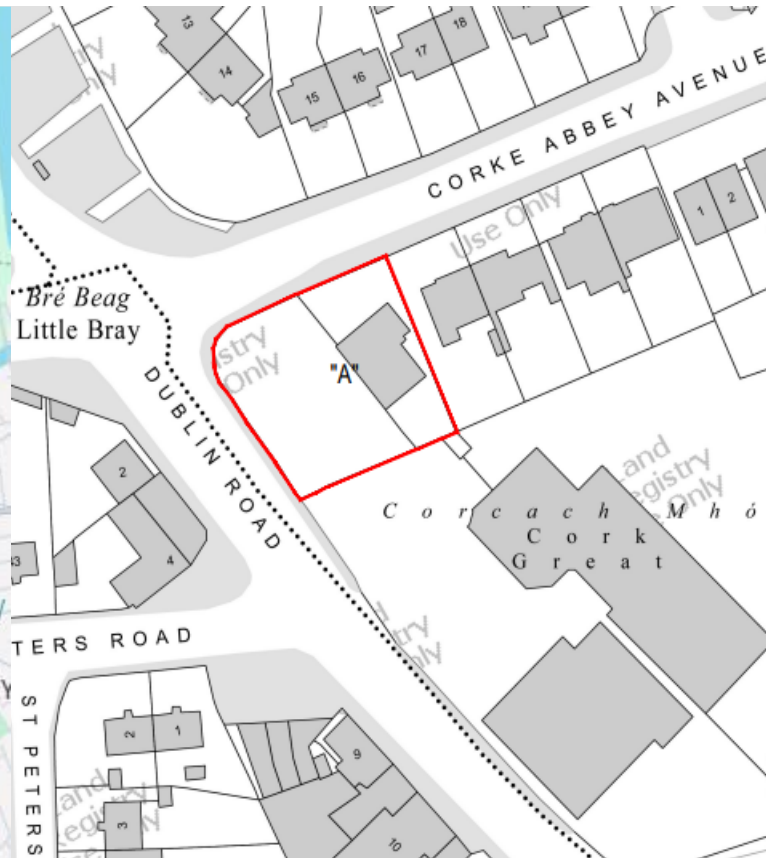
Bray is the administrative town of County Wicklow, located approximately 21 km south of Dublin city centre. Bray is situated 3.7 km south of Shankill and 6.7 km north of Greystones. Employment within the town is dispersed with tourist related activities by the seafront, and retail and administrative services on and off the Main Street. Bray benefits from a variety of transport links including the DART and Dublin Bus.

The property is situated to the north of the town centre on the main throughfare leading onto the Main Street. It enjoys a prominent location on the east side of the Dublin Road, at the junction with Corke Abbey. A Circle K petrol filling station and a Ford car dealership are situated adjacent to the property to the south.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground Floor	92	990
First Floor	83.5	898
Garage	14	150
Total	189.5	2,038

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



Guide Price:

Seeking offers in excess of €400,000

BER Details:

BER No. 800978074



Viewings

Strictly by appointment through sole selling agent

Commercial Rates

2024 commercial rates payable are approximately €9,221.88

A full copy of our general brochure conditions can be viewed on our website or can be requested from your local Cushman 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. Subject to Contract/Contract Denied.

