

# For Sale – Investment Opportunity

5 Lower Kilmacud Road & Allen Park Lane  
Stillorgan, Co. Dublin



## 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.
- The total current rent receivable is €90,641 pa with an opportunity to significantly increase the income with the letting of the three vacant apartments.

## Contact

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## Location

The property is located 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 Bandridge Holdings Ltd trading as Bradley’s Pharmacy.

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

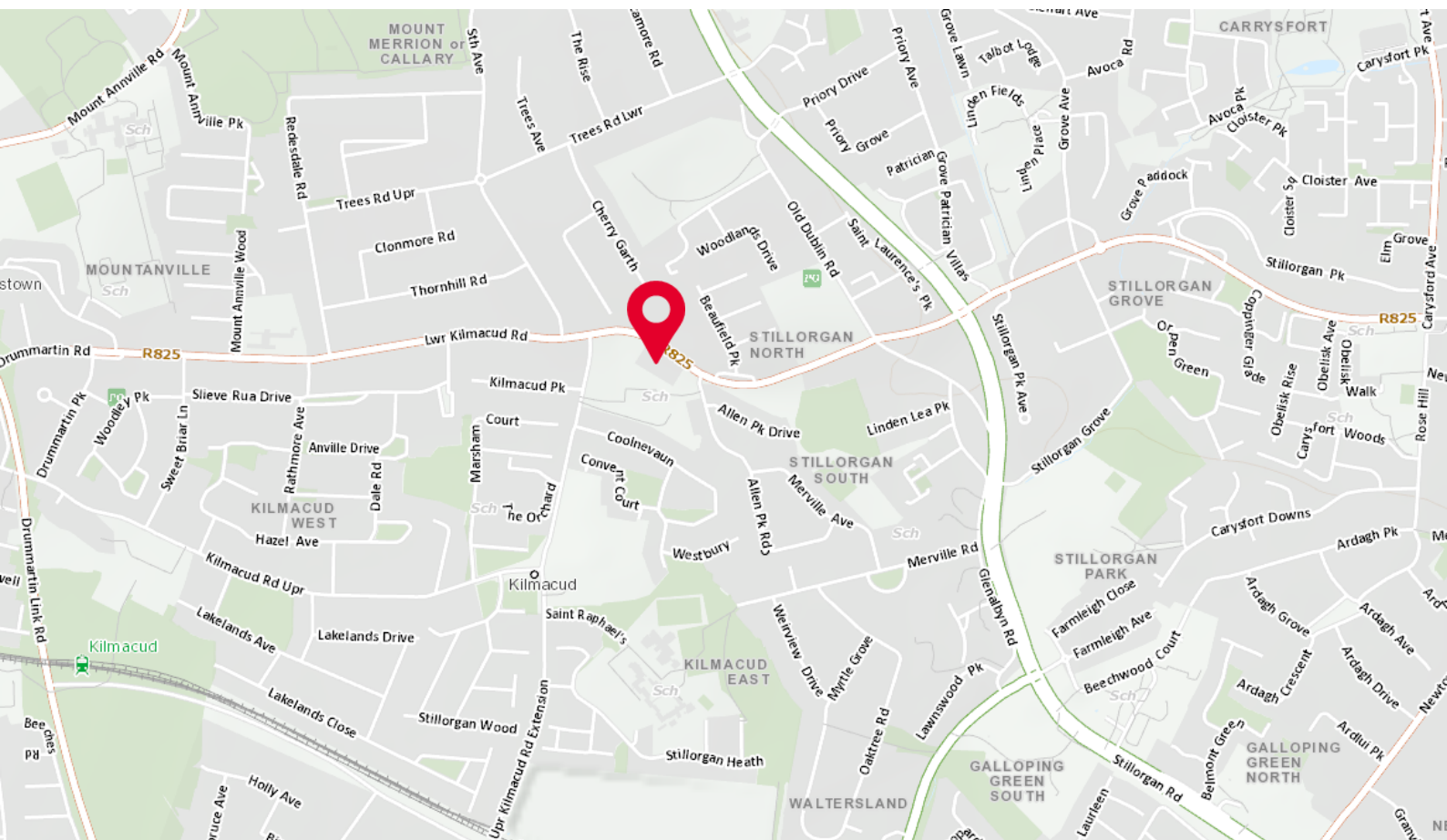
Apartments 1-3 Allen Park Lane comprises a modern development located directly to the rear of 5 Lower Kilmacud Road. The apartments were built circa 2005 and comprise two 1-bed’s and a 2-bed apartment with storage/parking facilities on the ground floor.

## Tenancy Schedule

Unit	Floor Area	Comment	Rent per annum
Bradley’s Pharmacy	153.44 sq m (1,651 sq ft)	15 yr lease from 23 <sup>rd</sup> November 2018. Tenant break option end of Year 10 (23/12/2028).	€80,000
Apartment 1	107.86 sq m (1,161 sq ft)	3 bedroom	-
Apartment 2	42.66 sq m (459 sq ft)	1 bedroom	€10,641
Apartment 3	61.72 sq m (664 sq ft)	2 bedroom	-
Apartment 4	51.46 sq m (553 sq ft)	1 bedroom	-
TOTAL			€90,641 pa

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





## BER details

B2- G  
BER Number: 106033392

## Tenure

We understand the property benefits from a Freehold Title

## Viewings

Strictly by appointment through sole selling agent

## Rates

We understand the 2019 rates payable to Dublin City Council are €12,764.99 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 €1,800,000

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.