

FOR SALE

EXCELLENT SHOVEL-READY RETAIL DEVELOPMENT
OPPORTUNITY

Approx. 1.83 Ha (4.53 Acre)



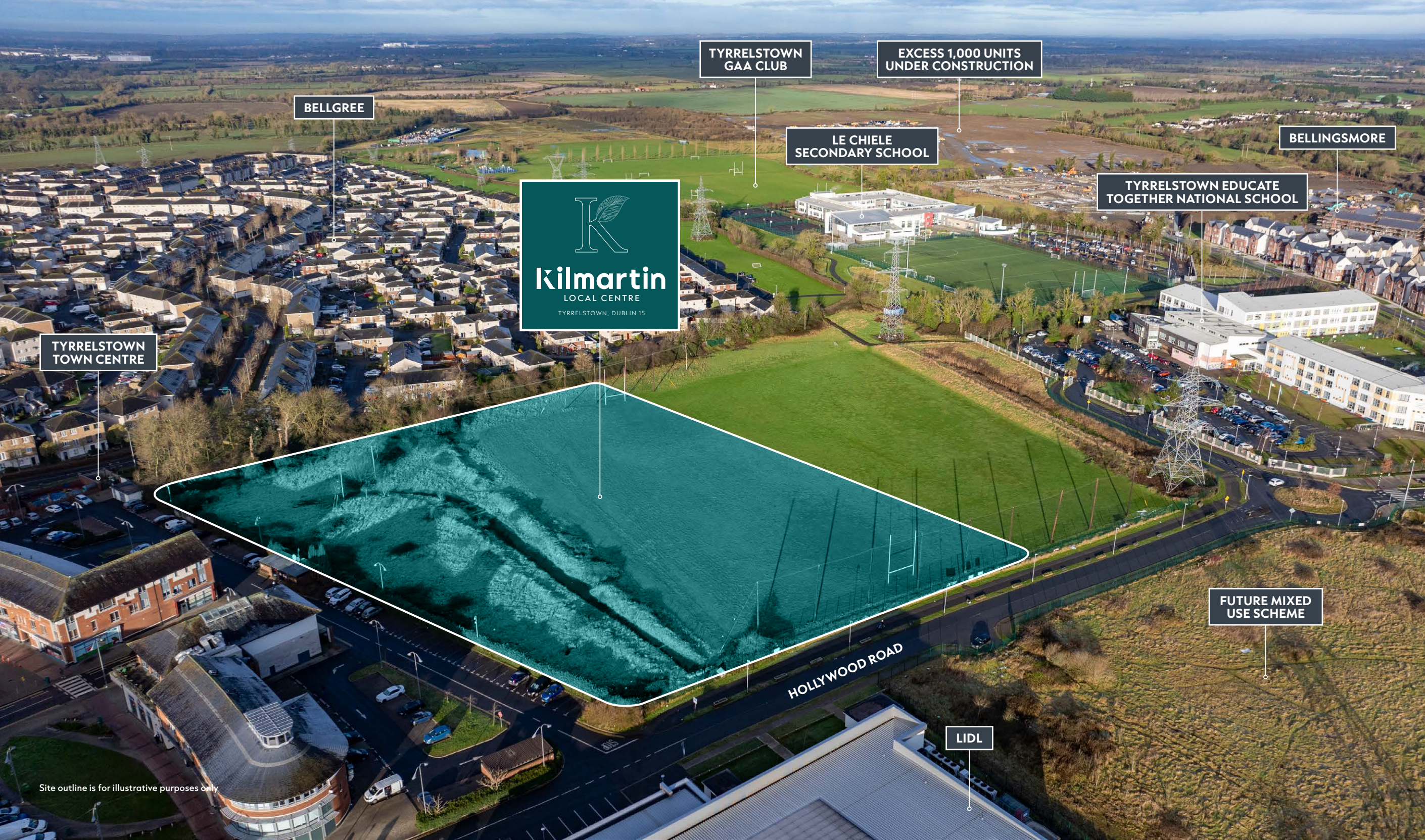
Kilmartin

LOCAL CENTRE

TYRRELSTOWN, DUBLIN 15

BER EXEMPT





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Kilmartin
 LOCAL CENTRE
 TYRRELSTOWN, DUBLIN 15

TYRRELSTOWN
 GAA CLUB

EXCESS 1,000 UNITS
 UNDER CONSTRUCTION

LE CHIELE
 SECONDARY SCHOOL

TYRRELSTOWN EDUCATE
 TOGETHER NATIONAL SCHOOL

BELLINGSMORE

BELLGREE

TYRRELSTOWN
 TOWN CENTRE

FUTURE MIXED
 USE SCHEME

LIDL

HOLLYWOOD ROAD

Site outline is for illustrative purposes only

THE OPPORTUNITY



Greenfield development site extending to approx. 1.83 ha / 4.53 acres



Full planning permission for a Local Retail Centre development, comprising 5,009 sq m (53,916 sq ft) which will include a supermarket, retail unit, cafe and medical centre (Ref: FW22A/0169)



Supermarket unit comprises a gross floor area of 3,403 sq m (36,630 sq ft)



The planning consent provides for 157 no. surface level car parking spaces



Situated just 13 km northwest of Dublin City Centre and 6 km west of Dublin Airport



Tyrrelstown is an established and thriving community, with a number of new residential and commercial projects at various stages throughout





Bellingsmore Housing Development



Bristol Myers Squibb Facility



Tyrrelstown GAA Club

LOCATION

The Kilmartin Local Centre, situated along Hollywood Road, Tyrrelstown, Dublin 15, is perched within the north west suburbs amongst a significant amount of existing neighbourhoods and future developments. The Hollywood Road can be either accessed via the existing Tyrrelstown Town Centre to the south or via the R121 north of the site. The site itself is adjacent to the existing Tyrrelstown Town Centre scheme and is located just 13 km north west of Dublin City Centre and 6 km east of Dublin Airport. The immediate vicinity is highly accessible with both the M2 and M3 motorways being located less than a 5 minute drive from the site, which provides easy access onto the M50 Motorway, Dublin's main arterial route. There are also several Dublin Bus routes which service the area.

Tyrrelstown underwent significant transformation in the early 2000's with several residential and commercial projects during this period. In more recent years, Bellingsmore, Wilkinson's Brook and Hollywoodwrath have been delivered to the area, along with several commercial developments within Dublin 15. In addition to this, the area is a major employment hub and hosts large scale occupiers within its immediate vicinity, including Amazon, Bristol Squibb Myers and McArdle Skeath.

Tyrrelstown is set for substantial development, with c. 1,200 units due for delivery in the coming years and c. 1.4m sq ft of commercial space in the pipeline, all of which is located within a 1 km radius of the subject site.

THE PROPERTY

The property comprises a greenfield development site which extends to approx. 1.83 Ha (4.53 Acre) and is being sold with the benefit of full vacant possession. The site is predominantly rectangular in shape and benefits from a flat topography throughout. Direct access into the site is off the existing Hollywood Road.



Site plan of permitted scheme

THE OPPORTUNITY

In November 2023, the property received full planning permission for the development of a Local Retail Centre extending to 5,009 Sq. M. / 53,916 Sq. Ft. and includes a Supermarket, Retail Unit, Café and Medical Centre ([Ref: FW22A/0169](#)). The supermarket will anchor the scheme and extends to a gross floor area of 3,403 sq m (36,630 Sq. Ft.) and will comprise a sales area, BOH, staff area and circulation space. The completed scheme will extend to part 2 storey / part 4 storey and will include 157 no. surface car parking spaces upon completion.



TOWN PLANNING

The property is zoned 'LC – Local Centre' under the Fingal County Development plan 2023 – 2029 and is described as 'Protect, provide for and/or improve local centre facilities'.

SCHEDULE OF ACCOMMODATION

Unit Type	Size GIA (sq m)	Size GIA (sq ft)
Supermarket	3,403.3	36,633
Retail Unit	521.3	5,611
Café	334.7	3,603
Medical Centre	749.7	8,070
Total	5,009	53,916

(Full info and planning pack is available upon request)



CGI of permitted scheme



CGI of permitted scheme



CGI of permitted scheme



Site outline is for illustrative purposes only

PLANING PACK

Full planning and information pack is available from the sole selling agent upon request.

TENURE

Freehold.

SERVICES

We understand that all services are readily available for connection into the site.

VIEWINGS

All viewings are strictly by appointment through the sole selling agent.



Any intended purchasers should satisfy themselves with services into the property.

SELLING AGENT



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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement of fact. **2.** The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. **3.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. **4.** In the event of any inconsistency between these particulars and the contract for sale, the latter shall prevail.