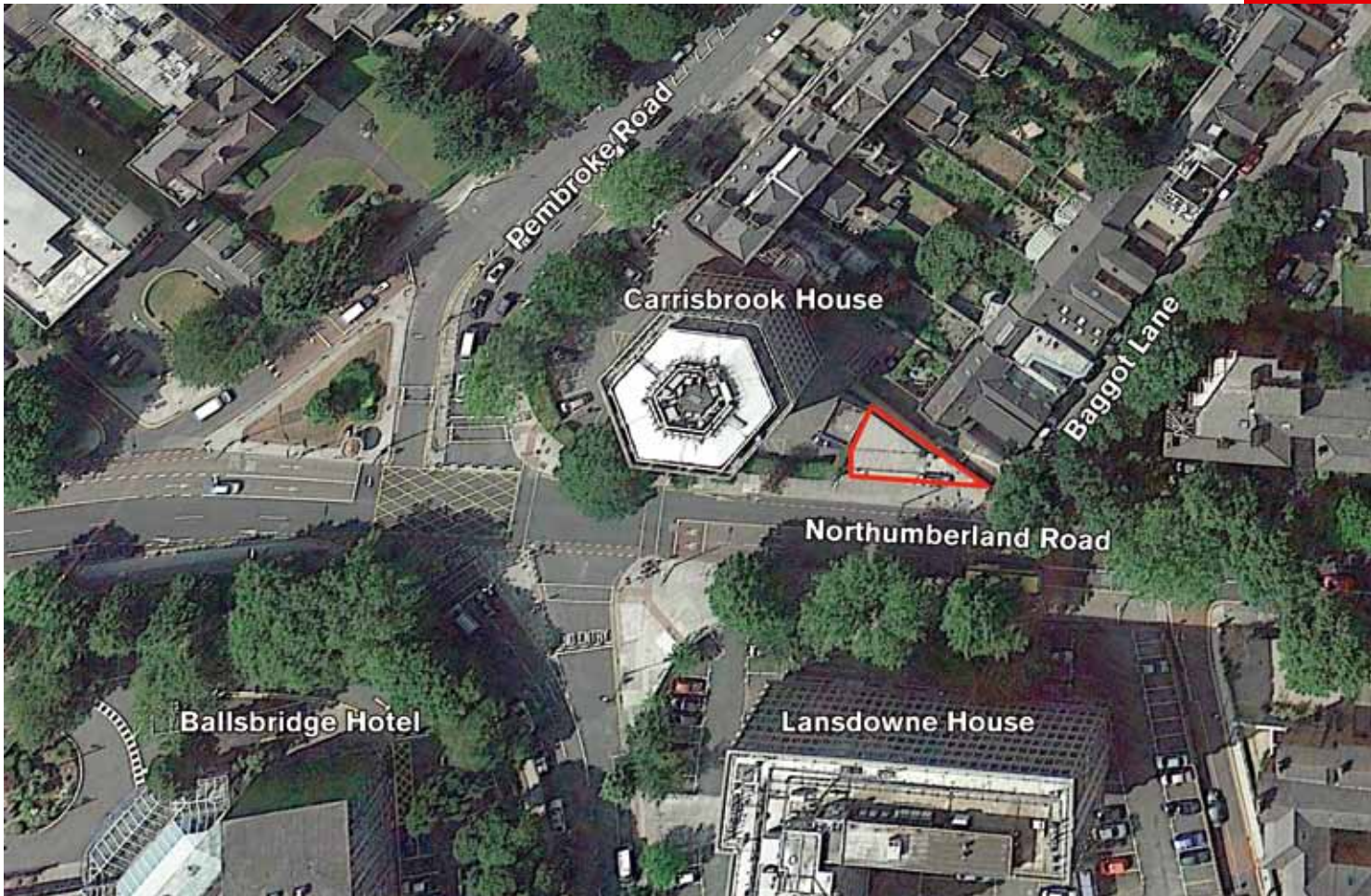


ON THE INSTRUCTIONS OF RECEIVER **DUFF & PHELPS**

124A NORTHUMBERLAND ROAD, DUBLIN 4



01-638 2700

- Prime development opportunity.
- Pivotal landmark location at the intersection of Pembroke Road and Northumberland Road.
- Triangular site located between Carrisbrook House and Baggot Lane.
- Current tenant not affected.
- Size 0.03 acres.
- Extensive road frontage onto Northumberland Road.
- Of interest to developers and investors.





LOCATION

The site is approximately 0.02 acres (138 sqm). The site adjoins the landmark building Carrisbrook House. The site has direct access from Northumberland Road. Located 100 meters north of Ballsbridge and 1.2km south of Grafton Street/Dublin city centre, the site is located in the heart of Dublin 4. The site is currently in use as a petrol filling station, the current tenant is not affected by the sale. A 5 year lease from 3 February 2012; there is a rolling break option for either the landlord or the tenant after 2 years and 6 months subject to 6 months written notice.

124A Northumberland Road is located in the heart of Dublin 4, close to a range of amenities including the RDS, AVIVA Stadium and a number of pubs and restaurants. The site is easily within walking distance of Lansdowne Road DART Station and a number of Dublin bus routes also pass by the property with a quality bus corridor (QBC) located on Pembroke Road.



TITLE

We understand that the title to the site is freehold and there are no onerous conditions or rights of way attached.

ACCOMMODATION

The retail unit on the site measures 21.96 sqm (236 sqft) approx.

ZONING AND PLANNING

The site has been granted full planning permission for a petrol station. The site is zoned Z1; sustainable residential neighbourhoods.

SERVICES

All mains services including water, sewer, electricity and telephone are supplied and connected to the property.

PRICE

Price on application.

RECEIVER

On the instruction of **DUFF & PHELPS**





01-638 2700

BER INFORMATION

BER: ??.

BER No. ??.

EPI: ?? kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Darren Burke 01-638 2700 dburke@lisney.com

Cathal Daughton 01-638 2700 cdaughton@lisney



Ref: CAF37182

An independently owned and operated member of the



ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2
Tel: +353 1 638 2700
Fax: +353 1 638 2706
Email: dublin@lisney.com

OTHER OFFICES

1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com
1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute a part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

