

**FOR SALE / TO LET**

# GROUND FLOOR RETAIL UNIT

Santry Cross, Ballymun, Dublin 11



- High Profile Ground Floor Retail Unit with excellent frontage onto Ballymun Road
- Floor Area 682.5 sq m / 7,347 sq ft

- Located opposite Metro Hotel Dublin Airport and 600m from Ballymun Main Street and Civic Centre
- Suitable for a variety of uses subject to planning permission

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## LOCATION

The property is located on the West side of Ballymun Road at the junction with Balbutcher Lane approximately 6km from Dublin City Centre. This is a highly visible location minutes from Main Street Ballymun and 500m from the M50 motorway and IKEA.

There are 340 occupied apartments in Santry Cross and a catchment of 30,000 in the immediate Ballymun area. A further 10,000 students attend Dublin City University, only minutes from Santry Cross.

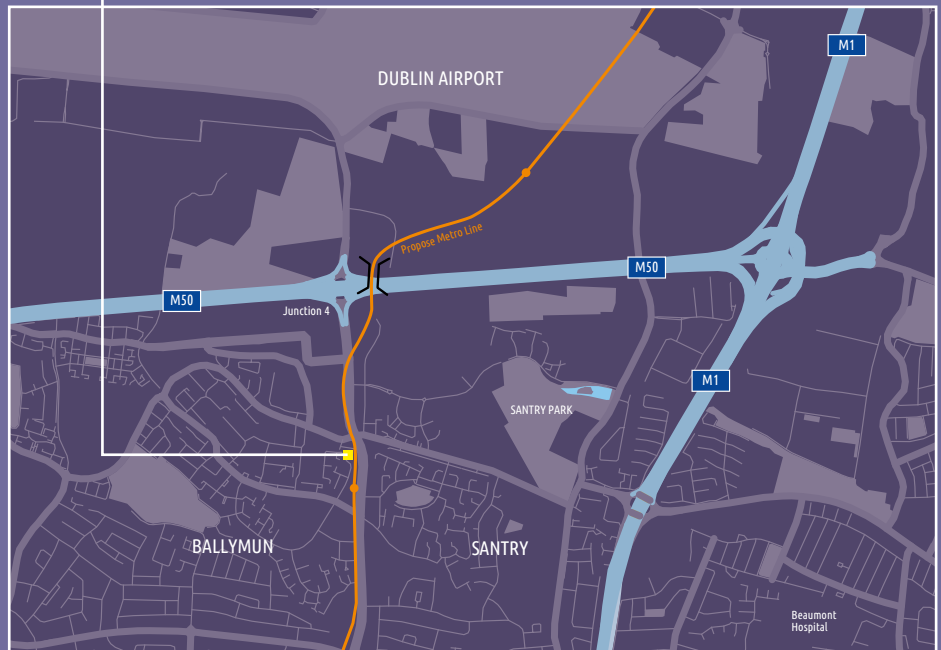
## DESCRIPTION

The subject property comprises a ground floor retail unit within Santry Cross, a mixed use retail/residential development. The unit is semi-circular in shape with curved frontage boasting excellent profile onto Ballymun Road and extends to approx. 7,347 sq ft (NIA).

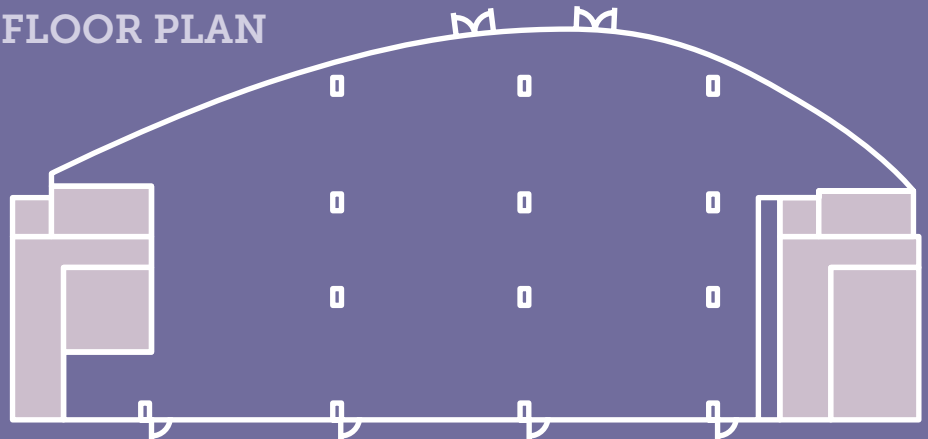
The unit is in shell and core condition ready to receive fit out.

## SERVICE CHARGE

€18,574.15 (2016)



## FLOOR PLAN



## Contact agents



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