

ON THE INSTRUCTIONS OF DUBLIN CITY COUNCIL

LANDS APPROX. 1.35 HA (3 ACRES) ZONED Z4 DISTRICT CENTRE AT BALCURRIS ROAD, MAIN STREET, BALLYMUN, DUBLIN 11

PROPOSALS INVITED BY 12 NOON WEDNESDAY 2nd NOVEMBER 2016



01-638 2700

- Zoned Z4 District Centre and suited to a high quality retail use in this excellent location in the centre of Ballymun beside Main Street, south of IKEA, Dublin Airport and the M50 'C' Ring.
- Located in the heart of Ireland's largest and most successful urban regeneration area.
- The site is located immediately to the north of the Ballymun Shopping Centre and will draw customers from all over the town and the adjoining suburbs.
- Attractive development proposition for a wide range of retailers, owner-occupiers, investors, developers and institutional investors.



LOCATION AND PLANNING DETAILS

The site is very well located on Balcurris Road to the north of Ballymun Shopping Centre adjoining Main Street, south of IKEA, the M50 motorway and Dublin Airport. This is a highly accessible commercial location offering immediate access to the Ballymun residential area and the northern Dublin suburbs.

The lands comprise a relatively regularly shape and are Zoned Z4 under the Dublin City Council Development Plan 2011-2017 "to provide for and improve mixed-services facilities".

Permissible Uses: Amusement/leisure complex, ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic offices, Community facility, Cultural/recreational building and uses, Delicatessen, Education, Embassy office, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media-associated uses, Medical and related consultants, Motor sales showroom, office (max. 600sq.m.), Off-licence, Open space, Park and ride facility, Part off-licence, Petrol station, Place of public worship, Public house, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Takeaway, Training centre.

Open for Consideration Uses include: Advertisement and advertising structures, Civic and amenity/recycling centre, Conference centre, Embassy residential, Factory shop, Financial institution, Funeral home, Garage (motor repair/ service), Household fuel depot, Internet café, Nightclub, Office (max. 1,200sq.m), Outdoor poster advertising, Shop (major Comparison), Warehousing (retail/non- food)/Retail Park.

SERVICES

All usual services are available

TITLE

Long leasehold.

SALE PROCEDURE

The proposed sale shall be by way of a Building Agreement with subsequent transfer of title when Dublin City Council is satisfied that the entire development has been completed to an agreed stage and all monies have been paid. The agreement for sale will incorporate terms and conditions deemed appropriate to ensure delivery of the approved development and these will be agreed with the successful party.

FURTHER INFORMATION

For further information and details, contact

Ross Shorten 01-638 2745 rshorten@lisney.com

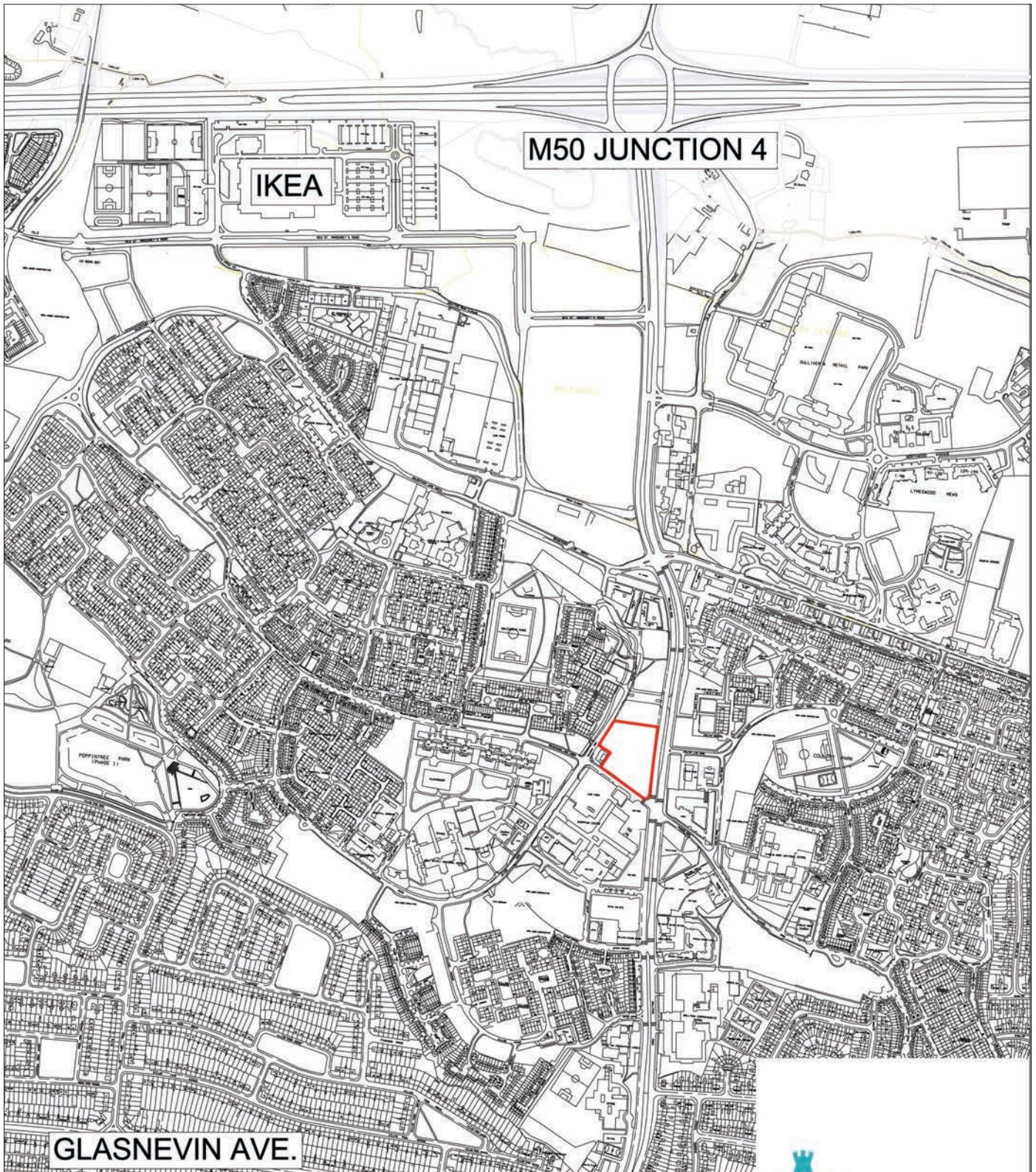
Hugh Markey 01-638 2736 hmarkey@lisney.com

PROCEDURE

Proposals are to be submitted to Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2 in a sealed envelope marked "Balcurris Road" no later than 12 noon on Wednesday 2nd November 2016.

The vendors will not be obliged to accept the highest or any offers and all offers must be for an absolute sum. The title offered is a 500-year leasehold, subject to the purchaser obtaining planning permission for and constructing, a development in line with the land use zoning and standards set out in the Dublin City Council Development Plan 2011-2017. Further information, including details required from parties interested in putting forward a proposal and the marking system to be used in assessing offers, is available from the agents.





SITE LOCATION PLAN BALLYMUN TOWN CENTRE



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath




Ballymun Shopping Centre

Sentinel Buildings at the entrance to Ballymun Main St.



Civic Centre, Main St. Ballymun


ST. STEPHEN'S GREEN OFFICE

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2.
Tel: 01 638 2700 Fax: 01 638 2706
Email: dublin@lisney.com

OTHER OFFICES

Montgomery House, 29-33 Montgomery Street, Belfast BT1 4NX.
Tel: +44 2890 501 501 Fax: +44-2890-501505. Email: property@lisney-belfast.com
1 South Mall, Cork. Tel: 021 427 5079. Fax: 021-427 2405
Email: cork@lisney.com

Lisney and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any 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.

