

11 SUNDRIVE ROAD, KIMMAGE,
DUBLIN 12

BER E1



01-638 2700

- Excellent opportunity to locate in an established suburban retail parade
- Ground floor retail unit with rear store & first floor storage/ancillary space
- Ground floor retail approx. 135 sqm (1,455 sqft), total ground 180 sqm (1,940 sqft)
- Superb frontage onto Sundrive Road
- Nearby occupiers include SuperValu, Paddy Power and Expert Hardware
- Benefits from high volumes of passing pedestrian and vehicular traffic



LOCATION

11 Sundrive Road enjoys a high profile location on Sundrive Road; close to its junction with Kimmage Road Lower. Kimmage, an established south Dublin suburban location is situated approximately 5km from Dublin city centre and the area is well serviced by Dublin Bus. Situated within a busy retailing parade; the property benefits from high volumes of passing pedestrian and vehicular traffic. Neighbouring occupiers include SuperValu, Expert Hardware and Paddy Power.

THE PROPERTY:

The property comprises a ground floor lock up shop with rear and additional storage/staff area on mezzanine and first floors. It is suitable for a wide variety of retail uses that will benefit from the retail adjacencies; vast passing traffic and large local population.

The shop is broadly rectangular in shape and has excellent frontage to Sundrive Road.

ACCOMMODATION

Description	Sqm	Sqft
Ground Floor Retail	130.47	1,404.37
Ground Floor Store	4.70	50.59
Ground Floor Rear Store	45	484
Mezzanine Store	4.10	44.13
First Floor	13	139.93
First Floor Store	3.02	32.51
Total	200.29	2,155.91

RENT:

€35,000 per annum exclusive.

LEASE:

A new lease is available.

RATEABLE VALUATION:

Rates liability: €6,940.20.

BER INFORMATION

BER: E1.

BER No: 800540726.

EPI: 864.59 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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