

## 141 DRUMCONDRA ROAD LOWER, DUBLIN 9

- Located in a busy North Dublin suburb
- Excellent profile onto the busy Drumcondra Road Lower
- Benefitting from high volumes of passing vehicular traffic
- Ground and first floor approx 126 sqm (1,356 sqft) in addition to attic store and rear shed
- 5/6 car spaces located to the rear off Cian Park
- Suitable for a wide variety of uses (subject to planning permission)

01-638 2700



## LOCATION

The property is located on the eastern side of the busy Drumcondra Road Lower close to its junction with Botanic Avenue. The property has excellent profile onto the Drumcondra Road and benefits from high volumes of passing vehicular traffic. Drumcondra is a busy north Dublin suburb located approximately 2km north of Dublin city centre. It is situated along the N1 National Primary Route, the main arterial route connecting Dublin to Belfast along the eastern corridor. Public transportation is excellent in the area with numerous Dublin Bus routes and Drumcondra Rail Station located in the immediate vicinity.

Neighbouring occupiers include Permanent TSB, AIB Bank, Budget Car Rental, Jim Markey Menswear, a hair salon and Fagan's and Kennedy's Public Houses. Croke Park is located approximately 10 minutes' walk from the property. Other notable occupiers easily accessible to the property include Dublin City University Business Campus, the Mater Hospital and the Four Courts.

## THE PROPERTY

The property comprises a two storey end of terrace property with excellent frontage onto the busy Drumcondra Road Lower. The building would lend itself to a wide variety of office, retail and other commercial uses; subject to planning. Car parking facilities are accessed via Cian Park to the rear of the property and there is capacity for 5/6 cars.

## ACCOMMODATION

Description	Sqm	Sqft
Ground Floor	93	1,004
First Floor	33	355
<b>Total</b>	<b>126</b>	<b>1,359</b>
Attic Store	25	269
Rear Shed	97	1,044

## RENT

Available on request.

## LEASE TERMS

The property is available by way of a short term subletting.

## RATEABLE VALUATION

Rates liability

Car park - €309.60

Shop - €8,256

## BER INFORMATION

BER: D2.

BER No: 800554818.

EPI: 679.94 kWh/m<sup>2</sup>/yr.

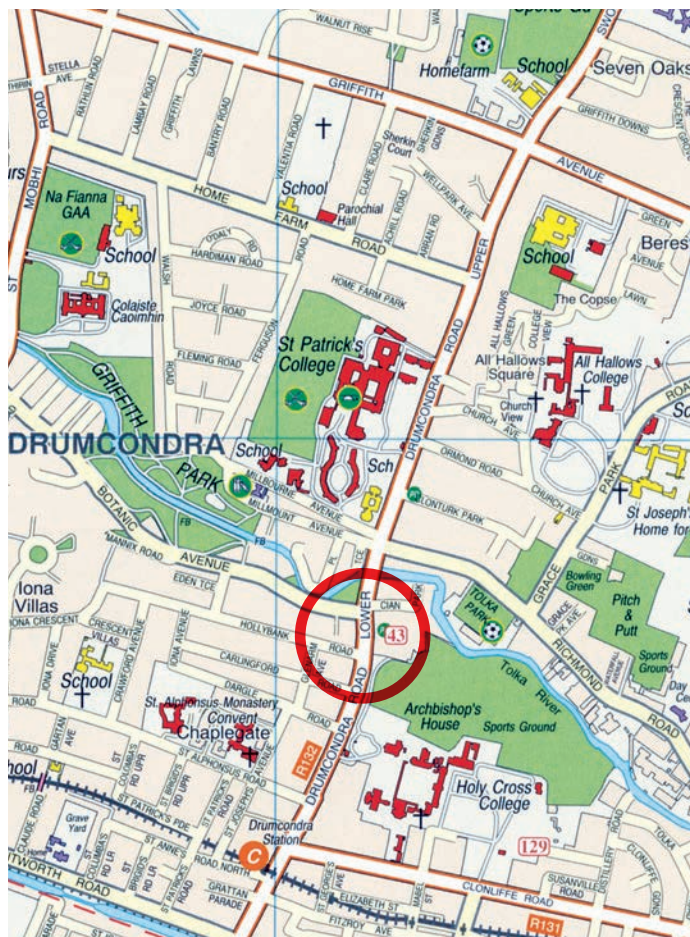
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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## OTHER OFFICES

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