

Lisney

FOR SALE

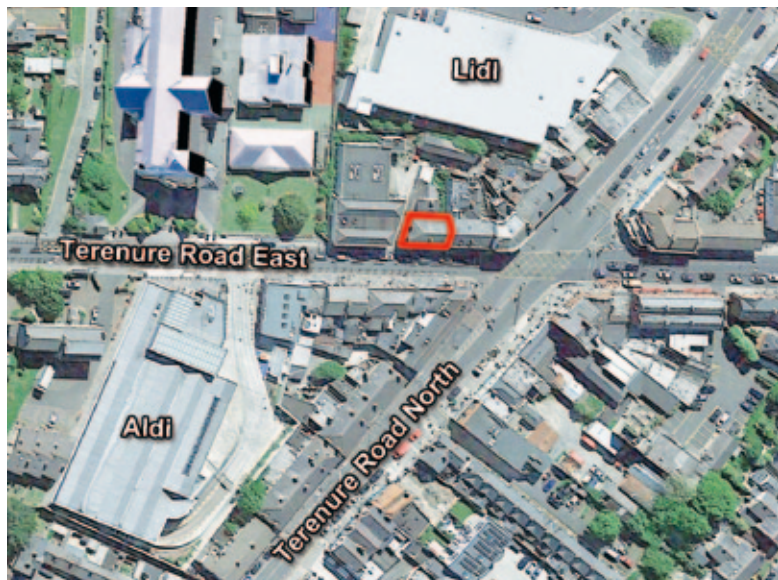
97 TERENCE ROAD EAST,
TERENURE, DUBLIN 6

BER E1



01-638 2700

- Superb opportunity to purchase a retail property in an established suburban retail location
- Ground floor retail unit with 2/3 bed apartment overhead
- Shop approx: 83 sqm (894 sqft), apartment 80 sqm (861 sqft)
- Excellent frontage onto Terenure Road East
- Nearby occupiers include Real Gourmet Burger, Lisney, Marios, Aldi and Lidl
- Benefits from high volumes of passing vehicular traffic



LOCATION

No. 97 Terenure Road East enjoys a high profile location on the southern side of Terenure Road East; close to its junction with Terenure Road North and Rathfarnham Road, in the heart of Terenure Village. Terenure, an established prosperous south Dublin suburb, is approximately 5km from Dublin city centre and the area is well serviced by Dublin Bus. Terenure Road East benefits from high volumes of passing pedestrian and vehicular traffic providing the main arterial route from the south west suburbs to Dublin city centre via Terenure, Rathgar and Rathmines. Neighbouring occupiers include Real Gourmet Burger, Lisney, Marios, Aldi and Lidl.

THE PROPERTY

The property forms part of a terrace of two storey, mixed use, commercial/residential properties with the ground floor of the terrace primarily in retail, financial or restaurant use and the upper floors in ancillary office or residential use. No. 97 comprises a ground floor end of terrace retail shop and 2/3 bed apartment at first floor. The shop benefits from rear laneway access. There is independent access to the first floor apartment from street level.

Previously a butchers; the shop is broadly rectangular in shape and has excellent street frontage. It is suitable for a wide variety of retail uses that will benefit from the retail adjacencies; vast passing traffic and large prosperous local population. The apartment requires modernisation and is currently configured as three bedrooms, a bathroom with bath and overhead shower, separate w.c. and kitchen.

ACCOMMODATION

| Description | Sqm | Sqft |
|---------------------------|------------|--------------|
| Ground Floor (Retail) | 83 | 894 |
| First Floor (Residential) | 80 | 861 |
| Total | 163 | 1,755 |

TITLE

We understand the property is held under long leasehold title for 800 years from 1st January 1931.

PRICE

€525,000.

RATEABLE VALUATION

Rates liability 2017: €4,285.38

BER INFORMATION

BER: E1
 BER No. 800561607.
 EPI: 497.71 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
 For further information please contact:
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