

COMMERCIAL DEVELOPMENT/POTENTIAL RESTAURANT OPPORTUNITY

## GROUND FLOOR, GREYSTONES RAILWAY STATION, CHURCH ROAD, GREYSTONES, CO. WICKLOW

**BER EXEMPT**



**01-638 2700**

- Unique opportunity to trade in the Greystones railway station building.
- Full vacant possession available on grant of planning permission
- Situated on a busy thoroughfare in the coastal town of Greystones, Co Wicklow.
- Ground floor retail approx. 208 sqm (2,238.89 sqft).
- Suitable for a variety of commercial uses, potential coffee shop/bar/restaurant premises (subject to planning).
- Benefits from high volumes of passing vehicular and pedestrian traffic.
- Nearby occupiers include The Burnaby Lounge & Bar, Greystones Antiques, Buoys Kitchen Restaurant and The Meridian Shopping Centre.





### LOCATION

Greystones Railway Station enjoys a high profile location on Church Road overlooking The South Beach in the heart of Greystones Village. Greystones is an affluent and rapidly expanding coastal town and seaside resort in County Wicklow. It boasts an array of amenities including coffee shops, restaurants, public houses, specialist boutiques, beaches, leisure and sports centres. The area has seen a rapid rise in the number of new housing developments in Greystones and neighbouring villages Delgany, Kilcoole, Newcastle and Newtownmountkennedy. This has contributed to the increased population figures (ED population 29,392, CSO 2016). The village also attracts large numbers of visitors to the area via the well renowned Bray to Greystones walk and ease of accessibility via the DART line, Dublin bus routes servicing the area and the N11.

There is ample surface car parking in the immediate area both in car parks and on street locations.

Situated within a busy retailing thoroughfare; the property benefits from high volumes of passing pedestrian and vehicular traffic. Neighbouring occupiers include The Burnaby Lounge & Bar, Greystones Antiques, Buoy's Kitchen Restaurant, Paddy Power and Permanent TSB.

### DESCRIPTION

The property comprises the ground floor of a detached two storey railway station building that was built in c. 1855. This picturesque railway station is well preserved with many original features in place. It offers a unique opportunity to trade in the bustling coastal village of Greystones.

The property is suitable for a wide variety of commercial uses; potential restaurant/licenced premises (subject to planning) that will benefit from the retail adjacencies, passing traffic and large local population.

The first floor, which is in residential use and occupied by a tenant, is not included in the demise. Full vacant possession of the ground floor will be provided on grant of planning permission.



**PROTECTED STRUCTURE**

The property is listed as a protected structure under The Record of Protected Structures Wicklow Council Area.

**ACCOMMODATION**

The ground floor retail comprises approximately 208 sqm (2,238.89 sqft).

**RENT**

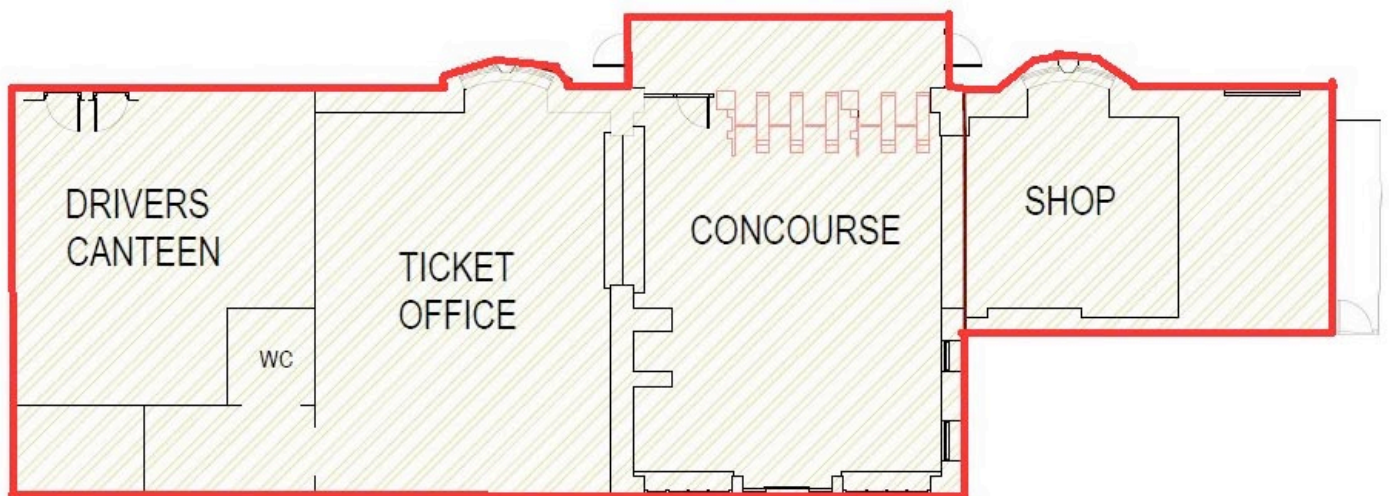
Quoting rent €50,000 per annum and / or a percentage of turnover.

**LEASE**

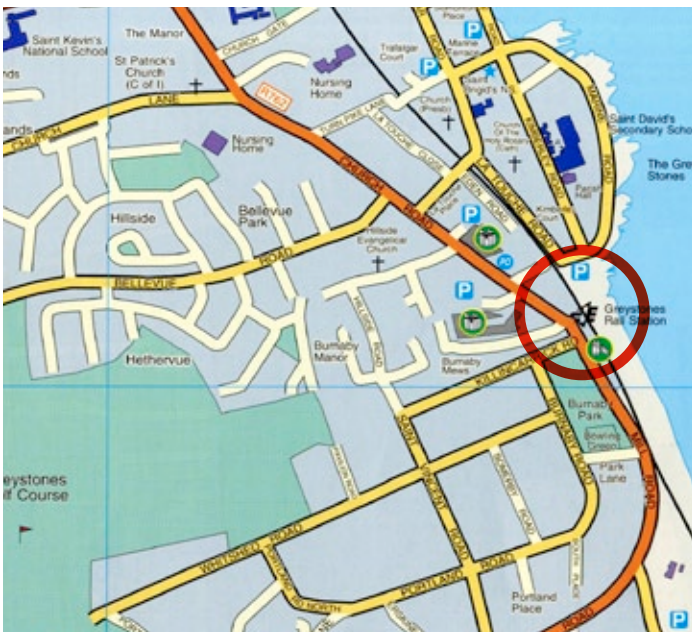
Available to let on a 25 year lease agreement subject to five yearly rent reviews.



**GREYSTONES RAILWAY STATION**



— Proposed Lease Area



**INVITATION FOR PROPOSALS**

Interested parties will be invited to submit proposals by Friday 24<sup>th</sup> November 2017 at 1pm. The selected party will seek planning permission for the relevant change of use.

**BER INFORMATION**

BER: Exempt.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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