

EXCELLENT COMMERCIAL / RESIDENTIAL INVESTMENT OPPORTUNITY WITH ADDITIONAL SITE TO REAR

11 PROBY SQUARE, CARYSFORT AVENUE, BLACKROCK, CO. DUBLIN



01-638 2700

- Prominent corner location
- Modernised and extended medical clinic with excellent catchment area
- On-site car parking
- Extensive self-contained four bedroom apartment overhead with separate access
- Site to rear with development potential for single residence subject to planning permission
- Approx. 340 sqm (3,663 sqft) gross internal area
- Producing €92,000 p.a.





LOCATION

The property occupies a prominent corner position on Carysfort Avenue close to the Michael Smurfit Graduate Business School and between Blackrock and Stillorgan, both of which have busy Shopping Centres. Both Stillorgan Shopping Centre and Frascati Shopping Centres are at present being extended and in Stillorgan, on the former Blakes and Esmonde Motors sites, Cairn Homes proposes to develop 598 student bed spaces along with 103 homes, a community sports hall and retail space.

Excellent access is provided by public transport including bus, and DART at Blackrock

DESCRIPTION

The property briefly comprises a substantial corner property with a three storey building providing a well-established and self-contained, six suite, medical clinic on the ground floor together with an extensive four bedroom residential apartment overhead, with separate access from Proby Square to the rear.

There was planning permission granted in 2008 to convert the residential apartment to extend the surgery and provide for ancillary use but this was never implemented

The Clinic provides accommodation for three doctors, physiotherapists, and a dental practice with reception, waiting area and ancillary accommodation. There is good on-site parking attached to the Clinic

Separately, there is a site with a frontage of approx. 18m to Proby Square with potential to develop a single residence

ACCOMMODATION

Description	Sqm	Sqft
Ground floor Medical Clinic	192	2,070
First and second floor, apartment	148	1,593
Total	340	3,663

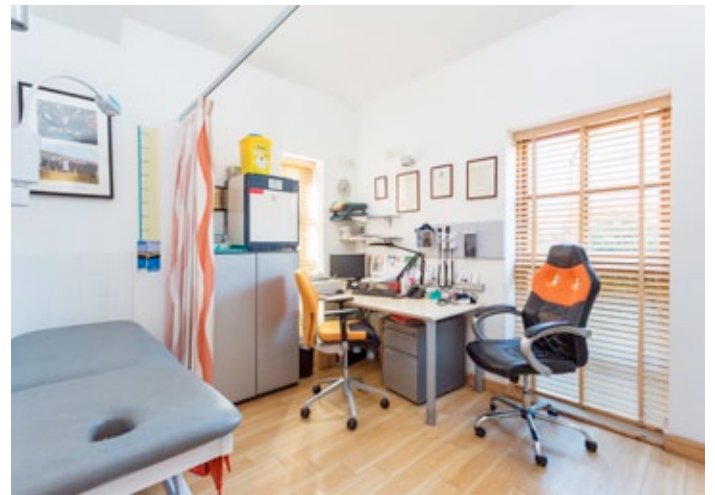
TITLE AND TENANCIES

The property is freehold subject to and with the benefit of two proposed tenancies.

Lease to the practitioners on an internal repairing and insuring basis of the Clinic and car parking to rear for a term of ten years at a rent of €68,000 p.a., subject to a five year rent review, exclusive of rates and all other normal outgoings.

Lease of the residential apartment for a term of twelve months at €24,000 p.a.

There will be vacant possession of the site.



SOLICITOR

McKeever Solicitors

5 Harbourmaster Place, International Financial Services Centre,
Dublin 1

Tel: +353-1 859 0100

Email: cohagan@mckr.ie

BER INFORMATION

Clinic

BER: C1.

BER No. 800593006.

Apartment

BER: F.

BER No. 110260635.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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|--------------------|-------------|-----------------------|
| Peter Stapleton | 01 638 2740 | pstapleton@lisney.com |
| Christopher Belton | 01 638 2750 | cbelton@lisney.com |
| Jack Doyle Kelly | 01 638 2779 | jdkelly@lisney.com |

FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

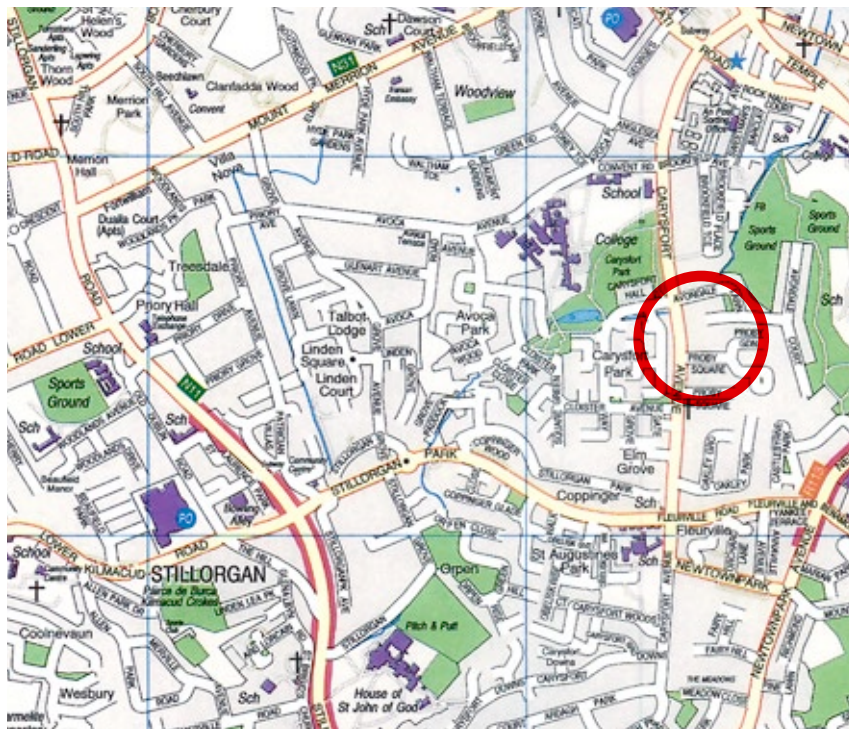
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
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CORK

1 South Mall,
Cork,
T12 CCN3
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LONDON

33 Cavendish Square,
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