



FOR SALE BY PRIVATE TREATY

**8 MAIN STREET,  
DUNDRUM, DUBLIN 14**

MIXED USE INVESTMENT



*“The property offers an investor the opportunity to acquire a mixed-use investment with the potential to enhance the rent roll by refurbishing the ground floor and letting on a new market lease”.*

## INVESTMENT CONSIDERATIONS

High-Street Mixed-Use Building

Extending to approximately 267.26 sq.m.  
(2,876 sq.ft.)

Arranged over ground and first floor

Prominent location along Dundrum Main Street

High level of footfall

Passing rent of €10,200 per annum (part first floor)

Vacant Possession of the ground floor

Tenant not affected.



## LOCATION

Dundrum is a south Dublin suburb situated approximately 6.5km south of the City Centre. The subject property is situated along Dundrum Main Street, overlooking Dundrum Village Centre. Surrounding occupiers include EBS, AIB, Permanent TSB, Ulster Bank and FLYEfit gym. The nearby Dundrum Town Centre provides a range of amenities including over 150 retailers, a range of restaurants, cafés and a cinema.

The subject property is ideally situated within close proximity to the Dundrum Luas Stop. The Luas provides direct access to the city centre and neighbouring areas. The area is also served by Dublin Bus and the M50 motorway is located in close proximity.



## DESCRIPTION

The property is arranged over ground and first floors to provide a semi-detached mixed-use building extending to approximately 267.26 sq.m. (2,876 sq.ft.). The ground floor which extends to 164 sq.m. (1,768 sq.ft.) is laid out to provide an extensively glazed retail unit to the front with independent access from Main Street together with ancillary accommodation in the rear extension. The ground floor also has the benefit of a rear yard and side access. Internally the ground floor is in poor condition and will require refurbishment to bring it to a lettable standard.

The first floor which extends to 103 sq.m. (1,108 sq.ft.) is laid out to provide for 4 x rooms together with WC facilities, the first floor also benefits from independent access.

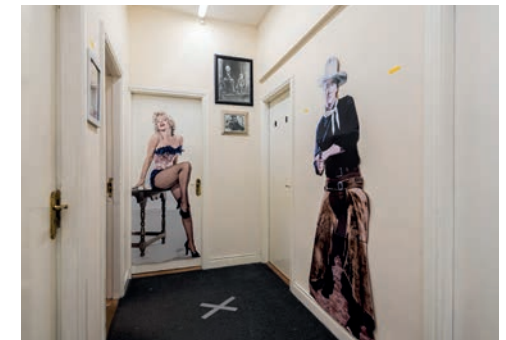
## TENANCY

The first-floor office at the end of the corridor on the left facing the front of the building is occupied by Dundrum Alterations Centre on an expired 10-year lease from 15th July 2003 at a current passing rent of €10,200 per annum.

## SCHEDULE OF ACCOMMODATION

Area	Sq.m.	Sq.ft.
Ground Floor	164	1,768
First Floor	103	1,108
<b>Total</b>	<b>267</b>	<b>2,876</b>
*Rear Yard	30	324

\*• All parties to satisfy themselves to the accuracy of these measurements



## TITLE

Unregistered Freehold.

## GUIDE PRICE

€545,000.

## VAT

Refer to Agent.

## BER



Ber Number: 800629511

Energy Performance Indicator: 835.71 kWh/m<sup>2</sup>/yr1.24

## VIEWINGS

All viewings are strictly by appointment through QRE Real Estate Advisers.

## SOLICITOR

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## AGENT DETAILS

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PSRA Registration No. 003587

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