



TO LET | HIGH PROFILE UNITS

12 -17 GLASTHULE ROAD
DÚN LAOGHAIRE, CO. DUBLIN

LOCATION

The subject property occupies an established trading position in the heart of Glashule Village, a popular seaside location nestled between Dún Laoghaire and Dalkey approximately 13km from the city centre. Adjoining villages include Dún Laoghaire, Sandycove, Sallynoggin and Dalkey.

The property is situated less than 200m from Sandycove and Glashule Dart station along with numerous bus services connect Glashule to the city centre and Bray.



Dun Laoghaire Harbour & Pier



Sandycove Harbour and Forty Foot

The property is surrounded by many popular amenities that draw people to the district including Peoples Park, the New Dún Laoghaire Baths, Dún Laoghaire Harbour & Pier, Pavillion Theatre, Sandycove Promenade, Sandycove Harbour and Forty Foot.

The area is primarily residential in nature, with Glashule Road offering a mix of amenities, surrounding occupiers include The Punnet, DAATA, McCauley's Pharmacy, Sixty Four Wine and Cavistons.



Daata



CAVISTONS



Glashule Village



Cliff Castle, Dalkey



Peoples Park



NB. For identification purposes only

DESCRIPTION

12-17, has excellent street profile onto Glashule Road with approximately 25m of glazed frontage onto the main street. The unit extends to approx 490 sq.m. (5,300 sq. ft.) GIA of predominately ground floor retail space and is in a prime position within the village.

Internally the property comprises of 3 phase power, strip fluorescent lighting, concrete floor and corrugated metal deck roof. There is also rear access off Davitts Lane.



ZONING

The property is zoned objective NC under the Dún Laoghaire Rathdown Development Plan. The zoning objective is "To protect, provide for and/or improve mixed-use neighbourhood centre facilities"

The property is suitable for a variety of uses subject to P.P, restaurant, neighbourhood shop, café etc.



FLOORPLANS



Let on 2 year licence



QUOTING RENT

Price On Application.

LEASE

New lease terms available.

BER



VIEWINGS

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

AGENT DETAILS

QRE Real Estate Advisers

BRIAN KELLY

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

DAVID O'MALLEY

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

qre.ie