



FOR SALE BY PRIVATE TREATY

**APOLLO BUILDINGS,  
DUNDRUM ROAD,  
DUNDRUM, DUBLIN 14**

SUBURBAN MIXED-USE INVESTMENT OPPORTUNITY

*TENANTS NOT AFFECTED*



*‘Highly reversionary mixed use investment with future development potential (S.P.P.)’*

## EXECUTIVE SUMMARY

A mixed-use investment opportunity

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Significant reversionary potential

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Prime suburban location in close proximity to Luas and Dundrum Town Centre

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Comprising 2 x retail units, an office unit and 2 x lock up / industrial units

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Extending to approximately 898 sq.m. / 9,665 sq.ft.

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Tenants include Village Vets and Human Appeal

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Asset management opportunity to significantly enhance rent roll through letting of vacant accommodation with additional development potential (S.P.P.).





## LOCATION

The subject property is situated on the southern side of the Dundrum Road in close proximity to the Dundrum Luas Station and Dundrum Town Centre (Ireland's premier

Shopping Centre). The Dundrum Road is a key arterial route with ease of access to the city centre (approx. 5km north), M50 and N11. The Luas green line at

Dundrum is a circa 4 minute (250m) walk from the property. Nearby occupiers include Circle K, Joe Daly Cycles, The Sue Ryder Foundation, Dundrum Crystal and Domino's.





## DESCRIPTION

The subject property is a mixed-use building comprising two adjoining ground floor retail units, first floor office accommodation and two lock up / light industrial units at lower ground floor level. The retail element occupied by Human Appeal and Village Vets is accessed at street level and provide two extensively glazed units with respective tenant fit-outs.

Car parking is provided to the front of these units. The adjoining 'Sue Ryder' building and car parking immediately to the front of this building does not form part of the sale and is under separate ownership. The first-floor offices benefit from independent access (door to right-hand side of Village Vets) and are currently occupied by Human Appeal. The lock up units at lower ground floor level are accessed via an adjacent ramp between Sue Ryder and Circle K. Both units benefit from roller shutter doors and are suitable for a variety of uses i.e. trade counter, storage or light industrial. The car parking at lower ground floor level is included in the sale. Mapping is available upon request.



## SCHEDULE OF TENANCIES AND ACCOMMODATION

Floor	Use / Tenant	Size (sq.ft.)	Rent (p.a.)	Lease Terms
Lower Ground	Lock Up (Human Appeal)	710	-	Informal tenancy
	Lock Up (Vacant)	2,960	-	Vacant
Ground	Retail (Human Appeal)	3,089	€20,000	Informal tenancy
	Retail (Village Vets)	2,153	€22,500	10-year lease (Expiry Dec. 2022)
First	Office (Human Appeal)	753	-	Informal tenancy
<b>Total</b>		<b>9,665</b>	<b>€42,500</b>	



\* All intending purchasers are advised to satisfy themselves as to the accuracy of the measurements provided.

\* No formal lease documentation is available for Human Appeal.

\* For the avoidance of doubt, the building occupied by The Sue Ryder Foundation (adjoining Village Vets) does not form part of the sale.

## LAND USE ZONING

MTC – ‘To protect, provide for and-or improve major town facilities.’

## TITLE

TBC

## GUIDE PRICE

€850,000

## VAT

Please refer to agent

## BER



## VIEWINGS

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

## SOLICITOR

Beauchamps Solicitors  
Riverside 2,  
Sir John Rogerson’s Quay,  
Dublin 2,  
D02 KV60  
Contact: **Mr. Domhnaill Small**  
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## AGENT DETAILS

### QRE Real Estate Advisers

#### Bryan Garry

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[qre.ie](http://qre.ie)



PSRA Registration No. 003587

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