

# FOR SALE BY PRIVATE TREATY

## ONGAR HOUSE, ONGAR VILLAGE, DUBLIN 15



- Detached commercial building extending to circa. 1,172.63 sq.m (12,621 sq.ft).
- Self contained site of 0.73 Ha (1.8 Acres) providing for 44 car parking spaces.
- The building is finished externally but remains in shell condition internally.
- Original Planning Permission for Public House and Restaurant.
- Suitable for a wide variety of commercial uses.
- Commands a prominent position within Ongar Village retail core.



**KELLY WALSH**  
property advisors & agents

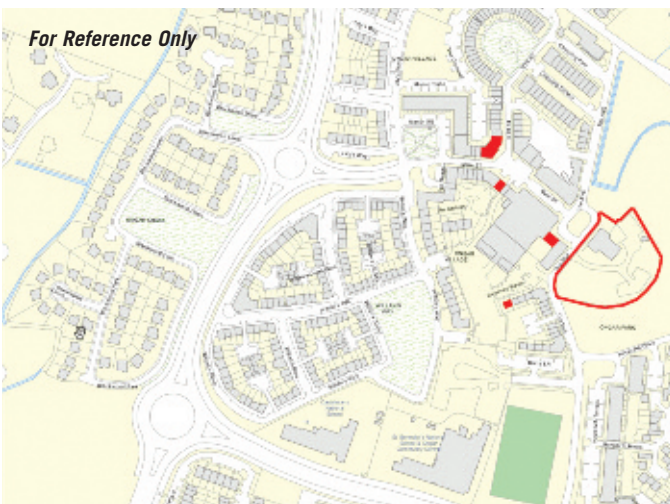
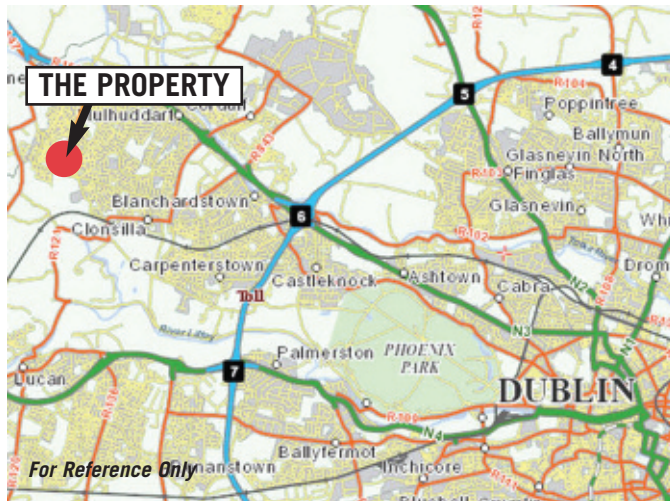
SALES AGENTS



Kelly Walsh 15 Herbert Street, Dublin 2

**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)



## LOCATION

Ongar House is situated in Ongar Village, located between Clonsilla and Clonee in north-west Dublin within the administrative area of Fingal County Council.

Dublin City Centre is 13km east of the property and access to the M50 Motorway is via the Blanchardstown interchange, approximately 3km to the east.

Ongar Village comprises a mixture of retail and commercial uses however the surrounding area is predominantly residential in nature comprising new residential developments.

Adjoining retail occupiers include Dunnes Stores, Paddy Power, Dominos Pizza and Hickeys Pharmacy to name a few.

## DESCRIPTION

The property comprises a two storey over basement detached commercial building extending to 1,172sq.m on a site of approximately 0.73 Ha. A total of 44 surface car parking spaces are provided.

Internally the building remains in a shell condition ready for occupier fit-out.

A number of structural issues have been identified that will need to be rectified. The quoting price has been adjusted to reflect the cost of rectification works.





## ACCOMMODATION

The table below outlines the approximate Gross Internal floor area of the building.

DESCRIPTION	SQ M	SQ FT
Ground Floor	487.42	5,246
First Floor	487.42	5,246
Basement*	197.79	2,129
<b>Total Area</b>	<b>1,172.63</b>	<b>12,621</b>

\*Estimate Only

## TOWN PLANNING

The relevant planning reference for Ongar House is F03A/0607.

Fingal County Council granted permission, subject to conditions, on 1<sup>st</sup> December 2003 for the following:

The demolition of existing remains of Ongar House (a protected structure) and attached outbuildings; erection of a replacement two storey over basement building (1,174 sq.m approx.), reflecting the form and appearance of the original Ongar House, on the original building footprint and incorporating a moderate extension to same; new building to accommodate restaurant, license bar, function room and ancillary servicing facilities; provision of surface parking, provision of vehicular access off adjoining permitted road network and linking Hansfield Road; site development and landscape works.

The property is Zoned Objective LC **“Protect, provide for and/or improve local centre facilities”** under the Fingal Development Plan 2011 to 2017.

A wide variety of commercial uses are permitted under this zoning objective including Retail, Community Facility, Education, Place of Worship, Health Centre, Offices and Public House to name a few.

## BER DETAILS

The Building Energy Rating for this dwelling is a "G"

BER Number: 800228710

Energy Performance Indicator: 1349 kgCO<sub>2</sub>/m<sup>2</sup>/yr

## SERVICES

All mains services are available and connected to the property.

## VIEWING

Strictly by prior appointment with the selling agent.

## SALES AGENT

For more information and to arrange viewings please contact **Jeremy Kelly** at Kelly Walsh or by visiting [www.kellywalsh.ie](http://www.kellywalsh.ie).

PSRA Licence No: 002885



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)



These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.