

# FOR SALE BY PRIVATE TREATY

## DEANTOWN HOUSE, MAIN STREET, BLANCHARDSTOWN, DUBLIN 15



View from Main Street



Carparking Area

- Retail/Office investment opportunity **(tenants not affected)**
- Excellent profile on the main street of Blanchardstown Village.
- Currently producing €124,200 PA.
- ERV for 3 vacant units approximately €70,000 PA.
- Private off street car park with 26 spaces.
- Low maintenance/management.
- WAULT of 7 years.



**KELLY WALSH**  
property advisors & agents

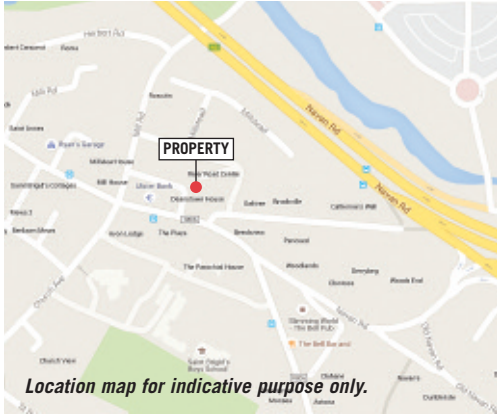
SALES AGENTS

BER C2 D2

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63

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## LOCATION

Deanstown House is a self-contained predominantly retail development with office accommodation at first floor level located on the main street of Blanchardstown village in Dublin 15. The units have good profile at the eastern end of Main Street approximately 500 meters south west of the Navan Road and Castleknock Road intersection. Blanchardstown Village is located 12 kilometres west of Dublin City Centre. It is situated within the environs of Fingal County Council which is the fastest growing local authority area in Ireland.

## DESCRIPTION

The development comprises 6 own door retail units on the ground floor with approx. 4,000 sq. ft.

## TENANCY SCHEDULE

UNIT	SIZE	TENANCY	TERM	RENT PA
Ground floor 1A	300 sq.ft.	Vacant	N/A	N/A
Ground floor 1	1,180 sq.ft.	Niall Tracey t/a Tanzone	10 years from 23rd March 2012	€ 25,000
Ground floor 2	1,289 sq.ft.	St. Vincent De Paul	20 years from 20th March 2003	€ 60,000
Ground floor 3	650 sq.ft.	Foo Lok	10 years from September 2015	€ 18,000
Ground floor 4	750 sq.ft.	Corridina Ltd t/a Abrakebabra	35 years from 1st May 1988	€ 20,000 (abated)
Ground floor 5	650 sq.ft.	Vacant	N/A	N/A
First floor (subdivided into two units)	4,000 sq.ft.	Vacant	N/A	N/A
<b>Total Floor Area</b>	<b>8,819 sq.ft.</b>		<b>WAULT of 7 years</b>	<b>Total Rental Income € 124,200</b>

of office accommodation at first floor level. A brief overview of each tenancy is provided for in the above schedule.

The ground floor units have a mix of glazed and/or timber facades with the upper floor front elevation consisting of yellow brickwork and uPVC windows. All of the ground floor units benefit from frontage onto Main Street. There is a tiled covered canopy supported by concrete columns around the perimeter of the front elevation.

There are 26 car parking spaces adjacent to the main building included as part of the sale.

## BER DETAILS

BER C2 - D2. Certificates available upon request.

## ZONING

Under the Fingal County Council Development Plan 2010 – 2017, the site is zoned objective TC to *“protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities”*.



## VIEWING

Strictly by appointment with the sole selling agent.

## CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents. Email: [bryan@kellywalsh.ie](mailto:bryan@kellywalsh.ie)



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