

FOR SALE

BREHON HOUSE, MAIN STREET, BLANCHARDSTOWN, DUBLIN 15



- Retail investment for sale **(tenants not affected)**.
- Excellent profile onto main street Blanchardstown Village.
- Currently producing rental income of €130,000 PA (WAULT 9 years).
- Potential to increase the rental income on 1st floor.
- Private car park with 33 spaces.
- Low maintenance/management.

BER DETAILS

BER B3 - C2. Certificates available upon request.



KELLY WALSH
property advisors & agents

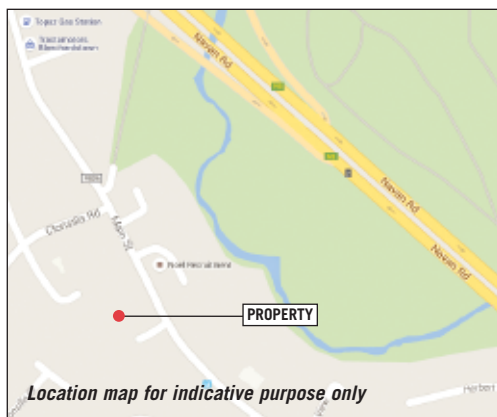
SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63



01.664.5500

www.kellywalsh.ie



LOCATION

Brehon House is located at the eastern end of Main Street in Blanchardstown Village approx. 500 m south west of the Navan Road and Castleknock Road intersection, 12 km 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. The properties are located directly



opposite the SuperValu Shopping Centre in the centre of the village. Blanchardstown Shopping Centre is approx. 1 km south east of Brehon House.

DESCRIPTION

The asset comprises two ground floor retail units extending to a combined area of 478 sq.m with the first floor laid out as a restaurant of 583 sq.m.



Both ground floor units are currently let with the first floor vacant. The front elevation consists of glazed shop frontage at ground floor level and a mix of brickwork and painted render finish at first floor level. There is extensive private parking to the rear of the development.

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”* with subsection zoning 550 under Local Objectives to *“Protect and preserve the distinct village character of Blanchardstown Village and complement its one and two storey nature by limiting future development to three storeys”*.



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

TENANCY SCHEDULE

UNIT	SIZE	TENANCY	TERM	RENT PA
Ground floor 1	3,296 sq.ft.	Lituanica	10 years from 28th May 2012	€84,330
Ground floor 2	1,850 sq.ft.	Unicare	10 years from 23rd March 2012	€45,000
1st floor	6,275 sq.ft.	Vacant	N/A	N/A

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