

# FOR SALE BY PRIVATE TREATY

MALAHIDE TAXI RANK, UNIT 1 C, THE DIAMOND, MALAHIDE, CO. DUBLIN



- Long term retail investment.
- Excellent profile in the heart of Malahide Village.
- Property benefits from exceptional footfall.
- Currently producing €34,000 per annum exclusive.

**TENANT NOT AFFECTED**

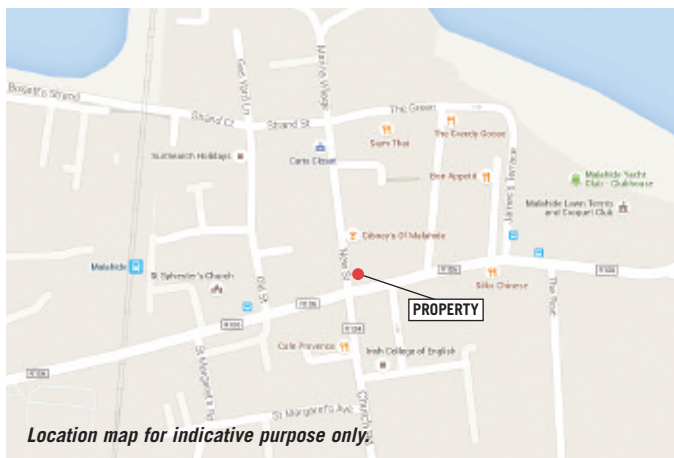
 **KELLY WALSH**  
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63

**01.664.5500**

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



## LOCATION

The property comprises the well known Malahide Taxi Rank located at the corner of Main Street and New Street intersections in Malahide Village, Co. Dublin. Its pivotal position in the centre of this bustling North Dublin Village ensures the building benefits from excellent footfall and passing traffic.

Known locally as The Diamond, the property is less than 100 meters East of Malahide train station and all primary Dublin bus stops. Local businesses include Gibneys, Silks Restaurant, Bon Appetite, Siam Thai and Gilbert and Wrights.

## DESCRIPTION

The asset comprises a semi-detached single storey retail unit with frontage onto New Street in Malahide Village. The façade consists of glazed timber shop front with render. The property is currently let to Quick Bites Ltd.

## TENANCY DETAILS

The property is held under a 25 year Full Repairing and Insuring lease from 1st September 2001. The current rent is €34,000 exclusive. There is a rent review due in 2016.

## BER DETAILS

Certificate available upon request.

## SPECIFICATION

Available on request.

## PRICE

On application.

## VIEWING

Strictly by appointment.

## CONTACT

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



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

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

PSRA Licence No: 002885

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.