

Malahide Taxi Rank,
Unit 1 C, The Diamond,
Malahide, Co. Dublin

COMMERCIAL



TENANT NOT AFFECTED

- Long term commercial investment opportunity.
- Self-contained premises with prominent profile in Malahide Village.
- Tenants enjoy excellent footfall in an affluent seaside village location.
- The property let on a 25 year term at a rent of €34,000 per annum.



Location map reference only



Malahide Train Station



Malahide Bus Services



Malahide Village



View from 'The Diamond'

LOCATION

The property is located on the eastern side of New Street in the centre of Malahide Village in North County Dublin. The area, known locally as The Diamond, is situated in the heart of the village a few metres away from the Marina village. Unit 1C, New Street is less than 100 meters east of Malahide train station which also serves a number of local Dublin Bus routes opposite its main entrance. Local businesses include Boots Pharmacy, Super Valu, Starbucks, Spar and Gibney's of Malahide.

DESCRIPTION

The asset comprises a single storey semi-detached commercial unit with approximately 7 metres frontage facing directly onto New Street in Malahide Village. New Street forms part of the main intersection within the village connecting New Street with Main Street and Church Road. The property enjoys a prominent profile within the village and as a result benefits from heavy footfall and passing traffic. The facade consists of a part glazed/timber shop front incorporating a semi render finish. There is a side laneway to the northern elevation which provides access to the adjoining Fish Shack restaurant.

TENANCY DETAILS

The property is currently let to G & F Taxis Limited on Internal Repairing and Insuring (IRI) terms for a 25 year term from 2016 producing a rent of € 34,000 per annum. The next rent review is November 2026 ensuring the current rent payable is secured for 8 years. The property offers an investor an approximately net initial yield of 8.36% after allowing for standard purchasing costs.

BER

Certificate available upon request.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **bryan@kellywalsh.ie**



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