



**KELLY WALSH**

property advisors & agents

for sale by private treaty

39 Abbey Road, Deansgrange  
Co. Dublin

COMMERCIAL



- Mixed use investment opportunity extending to 155.4 sq. m. (1,673 sq. ft.)
- 2 separate ground floor commercial units with 2 bedroom apartment above.
- Well established residential area.
- Extensive parking to the front.



Location map reference only



Ground Floor



Rear Garden



Apartment



Apartment Kitchen

## LOCATION

The property is located on the northern side of Abbey Road approximately 150 metres North West of the Abbey Road intersection with Kill Avenue in Deansgrange, South Dublin.

The general area is predominantly established low density housing estates with a mix of local shops in the surrounding area. Deansgrange Business Park is 200 metres south from the subject property.

There are a number of local bus routes serving the area including the 46a, 84/a and 84n. Monkstown & Salthill DART station is accessible 3 kilometres north of Abbey Road.

## DESCRIPTION

The asset comprises a semi-detached two storey mixed use property extending to 155.4 sq.m. (1,673 sq.ft.) with the ground floor operating as a fast food restaurant trading as Europa Take Away with a two bedroom apartment at first floor level. The ground floor is separated into two commercial units with each benefitting from profile directly fronting onto Abbey Road.

There is a large rear yard which is accessible from the larger commercial unit.

## TENANCY DETAILS

The entire property is producing € 40,000 per annum. There is no formal tenancy agreement in place.

## FLOOR AREAS

Area	size sq.m.	size sq.ft.
Ground Floor	23.94	258
Ground Floor	76.72	826
Apartment	54.74	589
<b>Total</b>	<b>155.4</b>	<b>1,673</b>

## BER DETAILS

To be confirmed.

## ZONING

Under the Dun Laoghaire Rathdown Development Plan 2016 – 2022 the property is zoned objective NC **“To protect, provide for and/or improve mixed-use neighbourhood centre facilities”**.

## PRICE

€ 450,000

## 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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