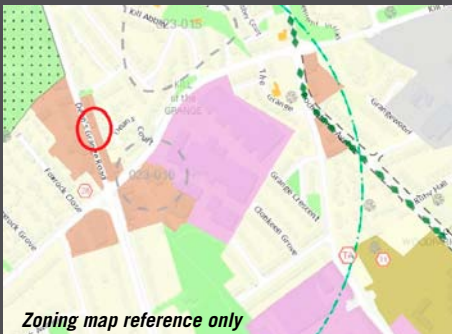


Laurkur House,
Deansgrange,
Co. Dublin

COMMERCIAL



- Commercial investment opportunity in Deansgrange Village, Co. Dublin.
- Prominent profile facing onto Deansgrange Road.
- Good tenant mix exists providing a range of services.
- Six individual units with a combined floor area of 363.62 sq.m. (3,914 sq.ft.)
- Currently producing €46,400 pa with scope to significantly increase rental income.
- Nearby occupiers include Lidl, SuperValu and Bank of Ireland.



LOCATION

Laurkur House is positioned on the eastern side of Deansgrange Road approximately 100 metres north of its intersection with Kill Lane in the centre of the village in Deansgrange, Co. Dublin. The general area is a mix of local shops and businesses which include Supervalu, Lidl and Bank of Ireland. Mercedes, Hyundai and Volkswagen car dealerships are within a hundred metres of Laurkur House. There are also a number of established low density housing estates nearby. There are a number of local bus routes serving the area including the 46a, 84/a and 84n. Monkstown & Salthill DART station is located 3 kilometres north of Laurkur House. The N11 is accessible approximately 1.5 kilometres south of the development.

DESCRIPTION

The properties form part of a larger local commercial centre known as Laurkur House. The assets comprise three ground floor commercial units with three self-contained units at first floor level with separate off street access. One ground floor unit is let to Saba to Go with the other two at ground floor level interconnected to provide a single unit with scope to separate if required. This unit is currently vacant. The three first floor units are fully tenanted and have separate own door access at street level.

The investment is currently producing € 46,400 per annum with scope to increase rental revenue by letting the vacant ground floor units. A good tenant mix exists include an estate agents, a boutique salon, a health and wellness centre and a gourmet Thai takeaway.

ZONING

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

BER DETAILS

Certificates available upon request.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

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

Tenant	Term Commencement Date	Size sq.ft.	Size sq.ft.	Term	Rent PA
Saba To Go	January 2016	75.17	809	20 yrs	€ 20,000
Byrne & Moore	February 2016	52.24	562	4 yrs 9 mnths	€ 8,400
Soqi	February 2015	68.26	735	4 yrs 9 mnths	€ 8,400
Urban Escape	June 2008	56.35	607	10 yrs	€ 9,600
Vacant	N/A	111.6	1,201	N/A	N/A



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