



KELLY WALSH

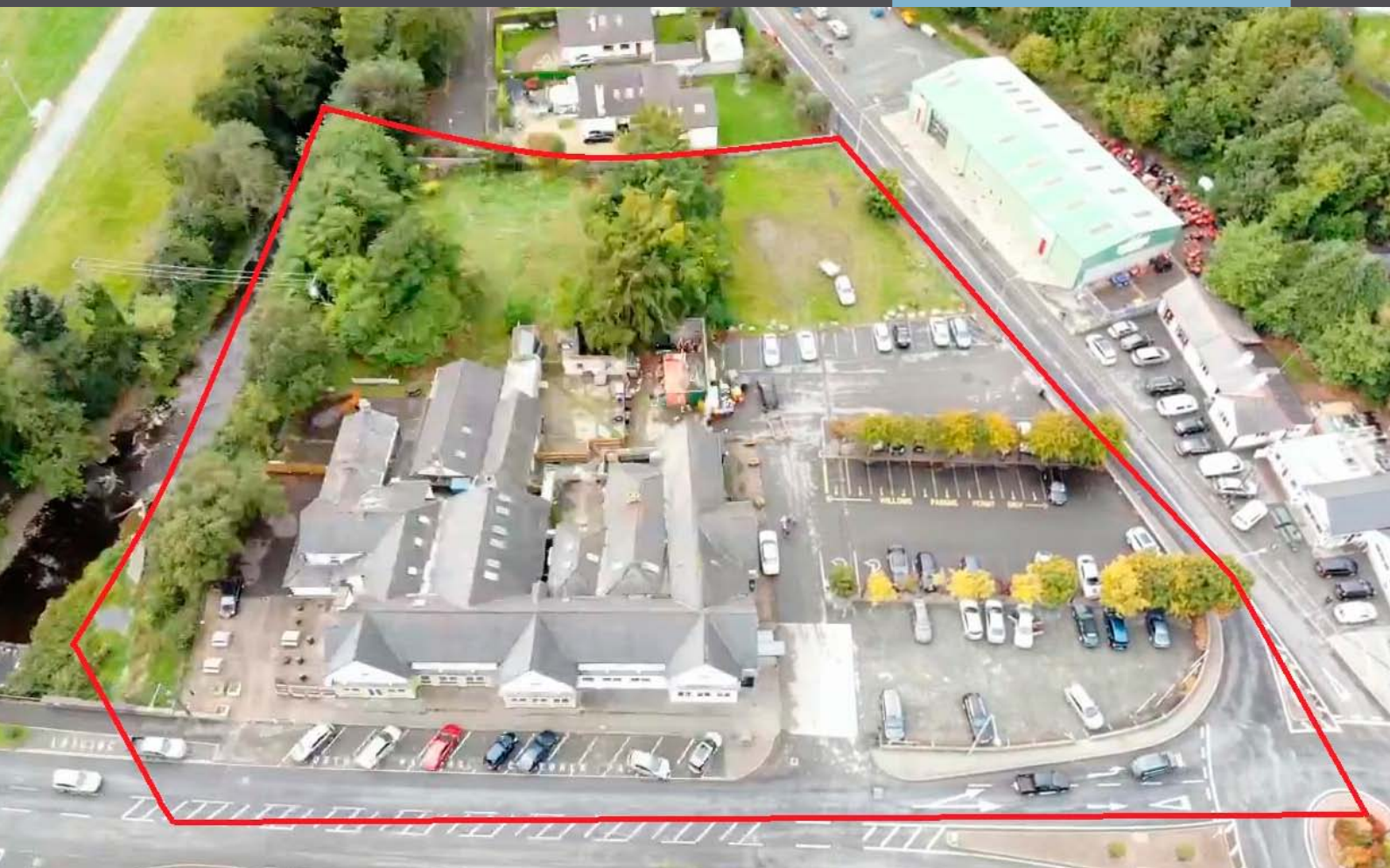
property advisors & agents

for sale by private treaty

Ashford House, Ashford, Co. Wicklow

TENANTS NOT AFFECTED

DEVELOPMENT LAND



- Significant redevelopment opportunity in Ashford village, Co. Wicklow (Subject to P.P.).
- Existing planning in place for 8 residential units at the rear of the site.
- Overall site area of approx. 2.15 acres (0.87 Ha).
- Good tenant mix exists which generates an income of €75,000 pa.
- WAULT of approx. 5.3 years.
- Immediate scope to increase revenue in excess of €150,000 p.a. by letting vacant commercial space and public house.
- The properties extend to 1,577 sq.m. (16,975 sq.ft.).
- Ashford House benefits from 105 metres of frontage directly onto Main Street.



Ashford House



Bus Service to Ashford Village



Ashford House

LOCATION

The property is located on the western side of Main Street in Ashford village, approximately 6 kilometres North West of Wicklow Town and 45 kilometres south of Dublin City Centre. Cherrywood and Sandyford Business Parks and Ireland's premier shopping destination at Dundrum Town Centre are all within a 30 minute drive.

Ashford is a growing village within close proximity to Dublin environs and has established itself as a Dublin commuter belt location. The area was bypassed in 2004 which has seen a significant reduction in the volume of village traffic. This enhances the tranquil setting of this affluent village and makes it an idyllic location for an exclusive residential development (subject to PP).

The state of the art Ashford Studios, where the award winning series 'Vikings' is filmed, is 1 kilometre north of the property. Mount Usher Gardens is just a few hundred metres from Ashford House.

The M11 is accessible at junction 15 approx. 2 kilometres to the north and junction 16 which is just 2 kilometres south of the village.

Bus Éireann provide a regular service to Dublin City from Ashford village. Iarnród Éireann provides intercity train services from Wicklow Town to Dublin City in 1 hour.

DESCRIPTION

The property comprises of a detached 2 storey building separated into three self-contained units and public house at ground floor level with four well-presented offices on the first floor extending to a combined 1,577 sq.m. (16,975 sq.ft.). The properties are currently generating €75,500 per annum with an ERV in excess of €150,000 per annum when fully let. Ashford House is a fully fitted out public house & restaurant which benefits from a 7 day licence and is available

to occupy immediately. 8 residential units can be delivered on the site independent of the existing properties.

The site is a regular shape and generally level and extends to 2.56 acres (1.04 Ha).

The majority of the property forms the Ashford House public house with a section of the ground floor at its northern end comprising a vacant restaurant. There is also a small hairdressing salon and take away which faces onto a large surface area car park. The first floor offices are presented in good condition throughout.

There is lapsed planning in place for a mixed use development comprising retail, office and residential use of approx. 1,720sq.m. An extension of planning was successfully obtained for 8 apartments under planning ref: 151303 which can be constructed immediately. A detailed architectural feasibility study indicates potential for a range of residential or mixed use schemes comprising apartments, houses and commercial use.

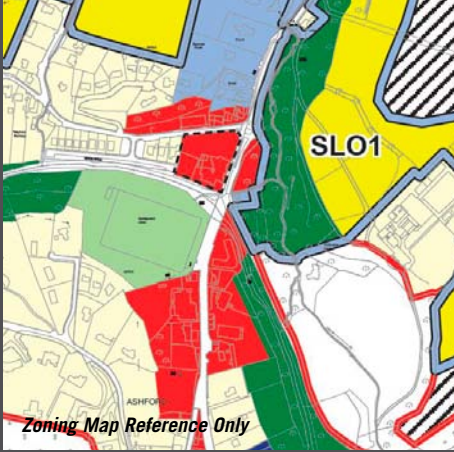
The existing properties are positioned on the south east side of the site with the public house and the restaurant benefitting from approximately 105 metres profile overlooking Main Street. The area to the west largely consists of grass, trees and shrubbery. The northern section of the site consists of a tarmac surface area car park with marked allocated bays.

The property is accessible from the R772 (Main Street) to the east and R764 to the north.

Ashford House presents an excellent opportunity to acquire a town centre development site with an existing income of €75,000 pa with immediate potential to increase to over €150,000 pa. The site would suit a range of potential development options (subject to P.P.).



Ashford House Interior



Zoning Map Reference Only



Carparking Area



Ashford Studios



Mount Usher Gardens

TENANCY SCHEDULE:

Available on Request.

PRICE

Seeking offers in excess of € 2.7 million.

ZONING

Under the Wicklow County Development Plan 2016 – 2022 the property is zoned objective '**TC**' - **Town Centre**.

VIEWING

Strictly by appointment only with the sole selling agent.

BER

Available upon request.

CONTACT

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

VAT

To be confirmed.



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