

# FOR SALE BY PRIVATE TREATY

## HARMONY HOUSE, MAIN STREET, MALAHIDE, CO. DUBLIN



- Prime Retail Investment in unparalleled central position.
- Excellent profile fronting onto Main Street in Malahide Village, Co. Dublin.
- Property benefits from exceptional footfall.
- Total floor area 106 sq. m. (1,141 sq. ft.).
- Currently producing €48,000 pa.

 **KELLY WALSH**  
property advisors & agents

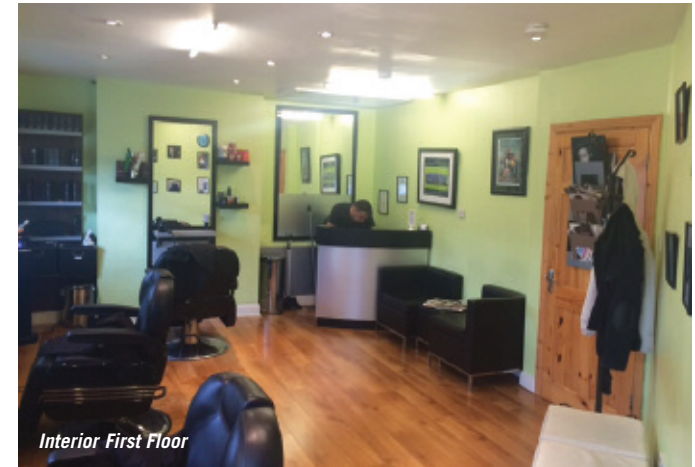
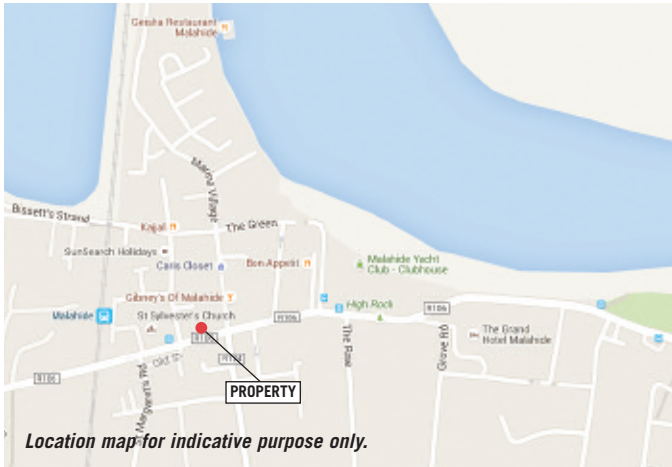
SALES AGENTS



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## LOCATION

Harmony House is 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, Sal E Pepe, Silks Restaurant, Bon Appetite, Siam Thai and Gilbert and Wrights.

## DESCRIPTION

The asset comprises a mid-terrace two storey retail unit with frontage onto Main Street in Malahide Village, Co. Dublin. The façade consists of glazed shop front at ground floor level with dash render at first floor with separate on street access.

The ground floor is currently let to Mace convenience store and is laid out as such with deli counter and cold store to the rear. On the first floor there are two good sized rooms, a hallway and WC with the current occupier trading as a gents barber shop.

## TENANCY DETAILS

The property is held under a 35 year Full Repairing and Insuring lease from 23<sup>rd</sup> October 1999. The current rent is €48,000 exclusive for the entire.

## BER DETAILS

BER D1. 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)

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