



**KELLY WALSH**  
property advisors & agents

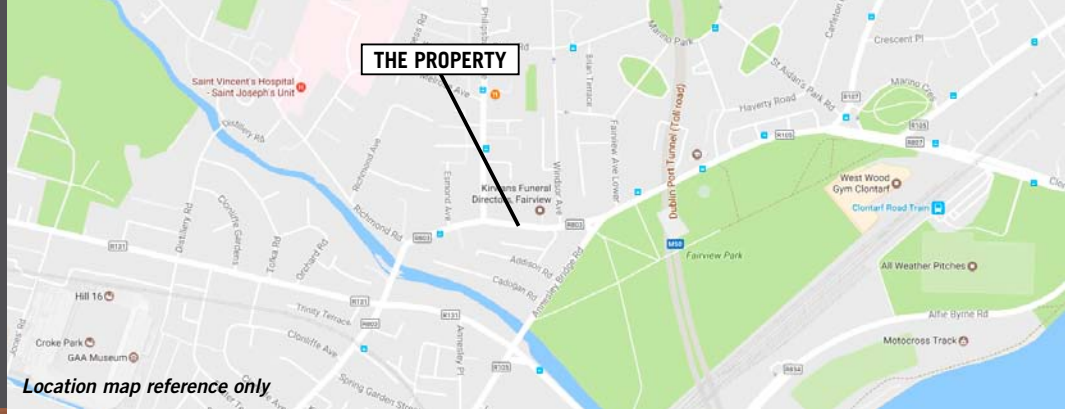
for sale by private treaty

24 Fairview Strand  
Dublin 3

COMMERCIAL



- Mixed use investment extending to 137.14 sq.m. (1,476 sq.ft.)
- Ground floor take away with residential use on first floor.
- Prominent position on busy road.
- Well established area with good local footfall.



Location map reference only



Ground Floor



Ground Floor Kitchen



Clontarf Dart Station



Fairview Strand

## LOCATION

The property is located on the southern side of Fairview Strand approximately 100 metres West of the main Fairview Road in Dublin 3. Fairview is a densely populated suburb situated 2 kilometres north of Dublin City Centre. Nearby occupiers include Tesco, Eurospar and Centra.

Fairview Park is less than 150 metres to the east with provides a large public recreational amenity including sports fields and playgrounds.

The area is well served with a host of public bus routes providing regular services to and from the city centre and surrounding areas via the Fairview QBC. Clontarf Dart Station is located approximately 1 kilometre to the east with Connelly Train Station less than 2 kilometres south.

## DESCRIPTION

The asset comprises a terraced two storey mixed use property extending to 137.14 sq.m. (1,476 sq.ft.) with the ground floor operating as an Asian cuisine take away trading as Flaming Wok with residential unit at first floor level. There is a staircase leading into the converted attic which is floored. The ground floor benefits from excellent passing traffic and footfall with profile fronting onto Fairview Strand.

There is a small yard to the rear which is used as storage.

## TENANCY DETAILS

The ground floor is subject to a ten year tenancy from 2008 at an annual rent of €26,400. The first floor is subject to standard residential tenancy at an annual rent of €9,600. The total income is €36,000 per annum.

## FLOOR AREAS

Area	size sq.m.	size sq.ft.
Ground Floor	86.24	928
Apartment	50.9	548
<b>Total</b>	<b>137.14</b>	<b>1,476</b>

## BER DETAILS

Certificates available upon request.

## ZONING

Under the Dublin City Development Plan 2016 – 2022 the property is zoned objective Z4 **“To provide for and improve mixed services facilities”**.

## PRICE

€ 320,000

## 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**