

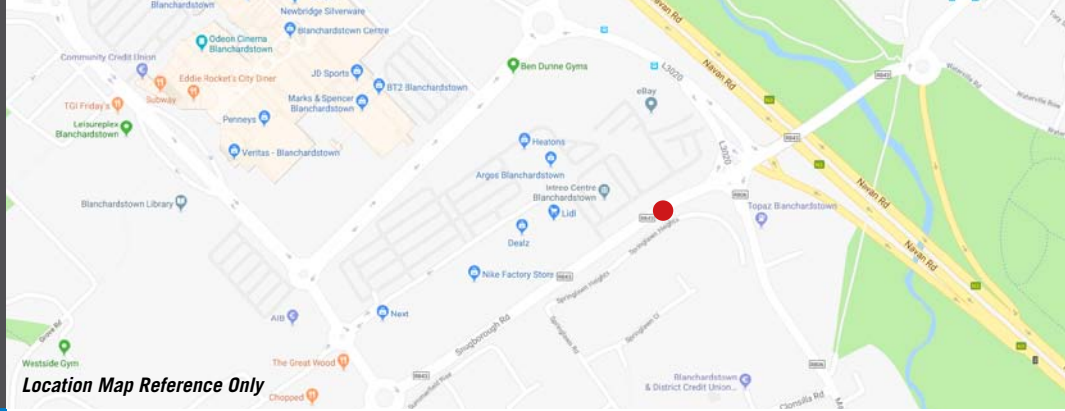
1- 3 Snugborough Road,
Blanchardstown, Dublin 15

TENANTS NOT AFFECTED

COMMERCIAL



- Excellent investment opportunity comprising 3 adjoining commercial units with extensive parking and yard space.
- Located approx. 1 km from Blanchardstown Shopping Centre.
- The investment is generating a combined annual income of €241,000.
- Overall floor area extends to approx. 1,382 sq.m. (14,875 sq.ft.).
- WAULT of 13.65 years remaining.
- Zoned Objective LC – 'Local Centre'.



LOCATION

The properties are located on the northern side of the Snugborough Road approximately 1km west of Blanchardstown Shopping Centre in Dublin 15.

Blanchardstown is a densely populated suburb in West Dublin which has established itself as one of Dublin's prime shopping districts due to the numerous retail parks and an award winning shopping centre. Notable occupiers include TK Maxx, Curry's, Harvey Norman, Argos and Debenhams.

The Snugborough Road connects Blanchardstown with the villages of Clonsilla and Ongar and is easily accessible via the N3 motorway and M50 both positioned 2km and 4km east respectively. Dublin City Centre is located approximately 15 kilometres south east of the Snugborough Road with Dublin Airport positioned 15km north east.

Coolmine Industrial Estate is located to the rear of Snugborough Road and generally comprises a mix of good standard industrial and business units. Occupiers in the immediate vicinity of the subject properties include Power City, Nationwide Tiles and Bathrooms and Right Price Tiles.

The area is well served with a host of public and private bus services providing regular access to the City Centre and the surrounding areas. Coolmine Train Station is situated approximately 1.2km south from the subject properties.

DESCRIPTION

The properties comprise three adjoining single storey commercial units which have been upgraded and fitted out to a high standard.

Unit 1 is let to Atlas Tyres and comprises a modern auto servicing centre extending to approximately 9,000 sq.ft. Specification for the main workshop includes reinforced concrete floors, block infill walls with a double skin metal decked roof with eaves height of 4 metres with a maximum clear height is 6.5 metres to the apex.

There is a large reception area of approximately 1,300 sq.ft which is presented in excellent condition with the main façade primarily made up of large glazed panelling with cladding and signage above. There are three grade level roller shutters to the rear with roller shutter access to the front.

Unit 2 is a well presented mid-terrace unit of 1,324 sq.ft. Internally the unit is fitted out with refrigeration systems on each wall with a butchers counter and cold stores to the rear. There is a mezzanine floor which is used for staff facilities and storage.

Unit 3 is located to the western end of the site and is operating as an eastern European supermarket. The unit is presented in excellent condition throughout and includes tiled floor coverings, suspended ceilings and air conditioning systems. The overall floor area extends to approximately 4,500 sq.ft.

The properties offer an excellent opportunity to acquire a well-positioned commercial investment with an attractive tenant mix in a busy and well established location.



TENANT SCHEDULE

| Tenant | Average Annual Rent | Term | Commencement Date | Size sq.m. | Repairing Obligation | Rent Review | Break Option |
|---|----------------------|--------|-------------------|--------------|-----------------------------------|-------------|--|
| Atlas Tyres and Autocentre (Blanchardstown) Limited | €120,000 p.a. | 25 yrs | March 2012 | 841 | Full Repairing and Insuring (FRI) | 5 yearly | 18.81 |
| DPB Meats Limited t/a Dublin Meat Company | €37,000 p.a. | 10 yrs | June 2017 | 123 | Full Repairing and Insuring (FRI) | 5 yearly | 9.06 |
| Tempside Limited t/a Polonez | €84,000 p.a. | 15 yrs | June 2016 | 418 | Full Repairing and Insuring (FRI) | 5 yearly | Tenant break option in year 8. Mutual break option in year 10. |
| TOTAL | €241,000 P.A. | | | 1,382 | | | |



ZONING

Under the Fingal County Council Development Plan 2017 – 2023 the subject properties are zoned objective LC Local Centre - ***“To protect, provide for and/or improve local centre facilities”***.

BER

Available on request.

PRICE

Price on application.

VIEWING

Strictly by appointment only with the 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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