

Unit 11 Village Centre, Watery Lane,
Clondalkin, Dublin 22, D22 P624

For Sale

Commercial Property



- Double fronted single storey retail unit of c.58 sq.m.
- Excellent trading location in established neighbourhood centre
- Ample customer parking
- Rear access
- Suitable for a variety of uses
- Currently producing €13,200 p.a. on a short term lease
- Suit Investor / Owner Occupier

O'MAHONY AUCTIONEERS

T. +353 (0) 1 298 3500 E. property@omahony.ie

www.omahony.ie

2 Willowfield Park, Goatstown, Dublin 14, D14 E6K6.

PSRA no.001493

O'Mahony

Description

Excellent double fronted single storey retail commercial unit of c.58 sq.m. with rear access and located in a small busy Neighbourhood Centre off Watery Lane, and adjacent to the centre of Clondalkin Village.

Adjoining occupiers in the Centre include Subway, Molloy's Liquor Store, Village Medical, Fast Food Take Away etc.

- Excellent trading location
- Ample customer parking
- Rear access
- Suitable for a variety of uses (STPP)

Current Lease

Current Lease dated 5th January 2021. Five Year Lease from 1st January 2021 to 31.12.2025.

Current Rent

Rent €13,200 p.a.

Tenant has signed a Deed of Renunciation.

BER

C2.

BER No. 800903643

529.25 kWh/ m²/yr 1.32



Rates, Insurance, Service Charge

Tenant responsible for Rates, Service Charge, and Buildings Insurance.

VAT

We are notified that VAT does not apply to this sale.

Viewing

Strictly and only by prior appointment with our office.

Note:

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property and of the details provided herewith.



Contact: O'Mahony Auctioneers
T. +353 (0) 1 298 3500 E. property@omahony.ie
www.omahony.ie

Negotiators: Martin O'Mahony, FIPAV. Jennifer O'Mahony, BSc(Hons) MIPAV.

O'Mahony

O'Mahony Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.