

Unit 7, Rowlagh Village Centre, Dublin 22

For Sale by Private Treaty

Established Retail Investment Property

For Sale



- High-Profile Modern Retail Unit
- Current Income of €13,800 pax
- Densely Populated Surrounding Area
- Tenants Not Affected

86-88 Leeson Street Lower, Dublin 2. Tel: 01 673 1400

Nigel Kingston

Lambert Smith Hampton

Email Address: nkingston@lsh.ie

**Lambert
Smith
Hampton**

01 673 1400
www.lsh.ie

Unit 7, Rowlagh Village Centre, Dublin 22



Location

Unit 7 Rowlagh Village Centre occupies a prominent position on Liscarne Close only metres from the main roundabout intersection with the Neilstown Road. Rowlagh is an established and popular residential neighbourhood of Clondalkin, Dublin 22 and well-served by the village centre with its supermarkets, public houses and sporting facilities.

The Liffey Valley and Fonthill Shopping Centres are located a short walk away, whilst the property benefits from an efficient public transport system and local road network.

Rowlagh enjoys excellent access to the M4, M7 and M50 and the nearby areas of Lucan, Palmerstown, Clondalkin and Ballyfermot which are all a short drive away. Adjacent occupiers include Boylesports, Lloyds Pharmacy, Clondalkin Credit Union and Supervalu.

Description

The subject property comprises a modern Ground Floor retail unit currently laid out as a fully-fitted hair salon and nail bar. This unit is in good condition and was constructed c.2005.

Tenancy Schedule

This unit is let under a 10 year lease from the 1st March 2019, subject to a contracted rent of €13,800 per annum plus VAT. The lease provides for 5 yearly rent reviews to Open Market rental levels.

Accommodation

Floor Area	Sq.ft	Sq.m
Total Floor Area	951	88.34
Total	951	88.34

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Title

The property is held under a long leasehold (c.999 years)

Price

We are seeking offers in the region of €130,000 which will allow for a net initial yield (NIY) of 9.78%

VAT

We are advised that VAT will apply to this sale.

BER

BER C3

BER No.: 800683583

Energy Performance Indicator: 957.94 kWh/m²/yr 1.35

Rates

We are advised that the South Dublin County Council Rates for 2019 are €4,622.

Viewing

Strictly and only by appointment through the sole letting agents.

