

COMMERCIAL OPPORTUNITY
FOR SALE BY PRIVATE TREATY



KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

**73 DEERPARK ROAD,
MOUNT MERRION, CO. DUBLIN**



HIGHLIGHTS



EXTENDING TO 161 SQ.M (N.I.A)



FULL VACANT POSSESSION AVAILABLE



SEPARATE FIRST FLOOR ACCESS



SUITABLE FOR OWNER OCCUPIERS OR INVESTORS



DEVELOPMENT POTENTIAL (Subject to P.P.)



REAR ACCESS

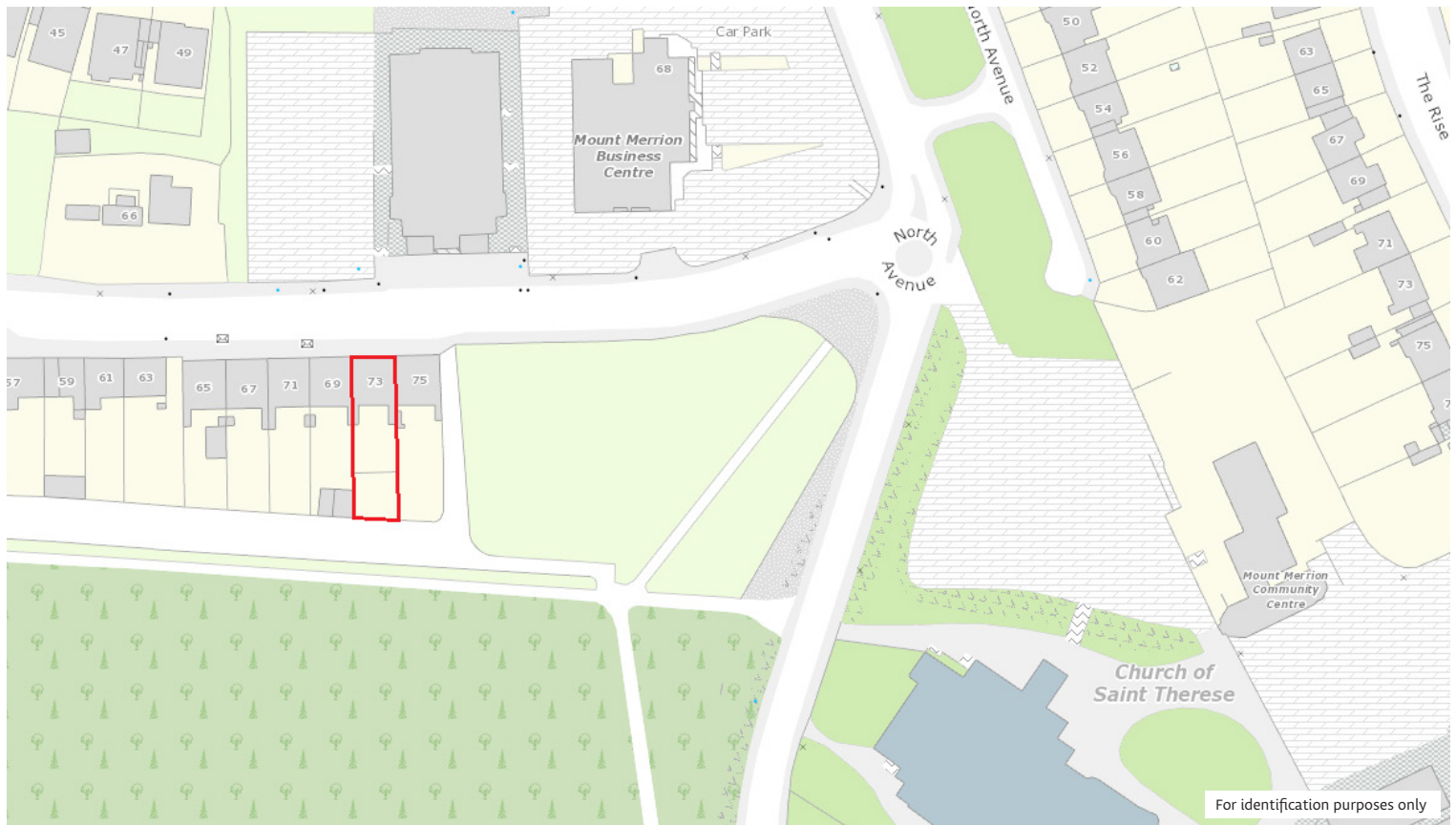
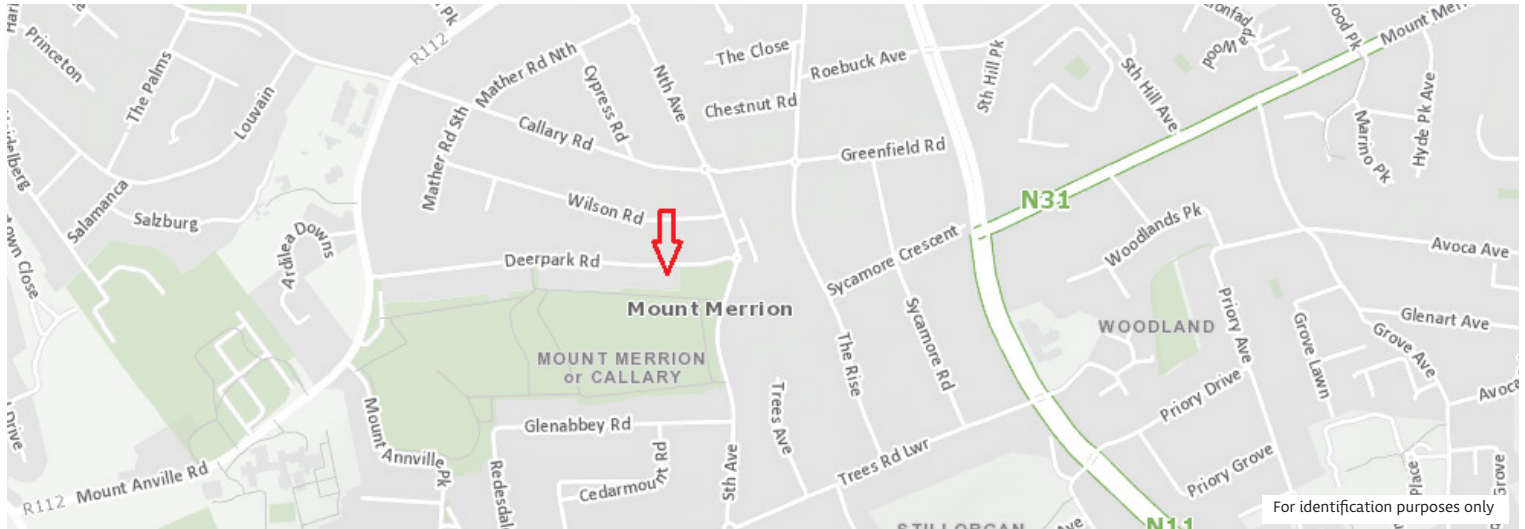


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LOCATION

Deerpark Road is well-located within Mount Merrion, one of South Dublin's most desirable residential neighbourhoods. The road sees high footfall with a variety of shops/services and Deerpark, home to Kilmacud Crokes and Deerpark Tennis Club, is directly to the rear. Approximately 6km from Dublin City centre and 600m from the N11, there is excellent access to the area.

73 DEERPARK ROAD

The property comprises a mid-terrace two storey commercial premises fronting Deerpark Road, situated in a terrace of mixed retail and commercial uses. The Gross Internal floor area is c. 161.43 sq m.

There is a lock-up located to the rear, which has the benefit of rear vehicular access. The ground floor retail unit has been refurbished to a high standard, having been used as a showroom for the new residential development being constructed directly across the road. This space will suit a variety of retail uses and minimal fit-out will be required. The first floor, which has separate pedestrian access off Deerpark Road, was previously used as a Beauty Salon. The first floor could be converted into residential use, subject to Planning Permission.

The site comprises approx. 0.035 Ha (0.086 Acre) with frontage to Deerpark Road and access to the rear of the property using a laneway. Again, the rear of the property could be extended and developed subject to Planning Permission.

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DESCRIPTION

Accommodation

Ground Floor Retail: 62.21 sq.m

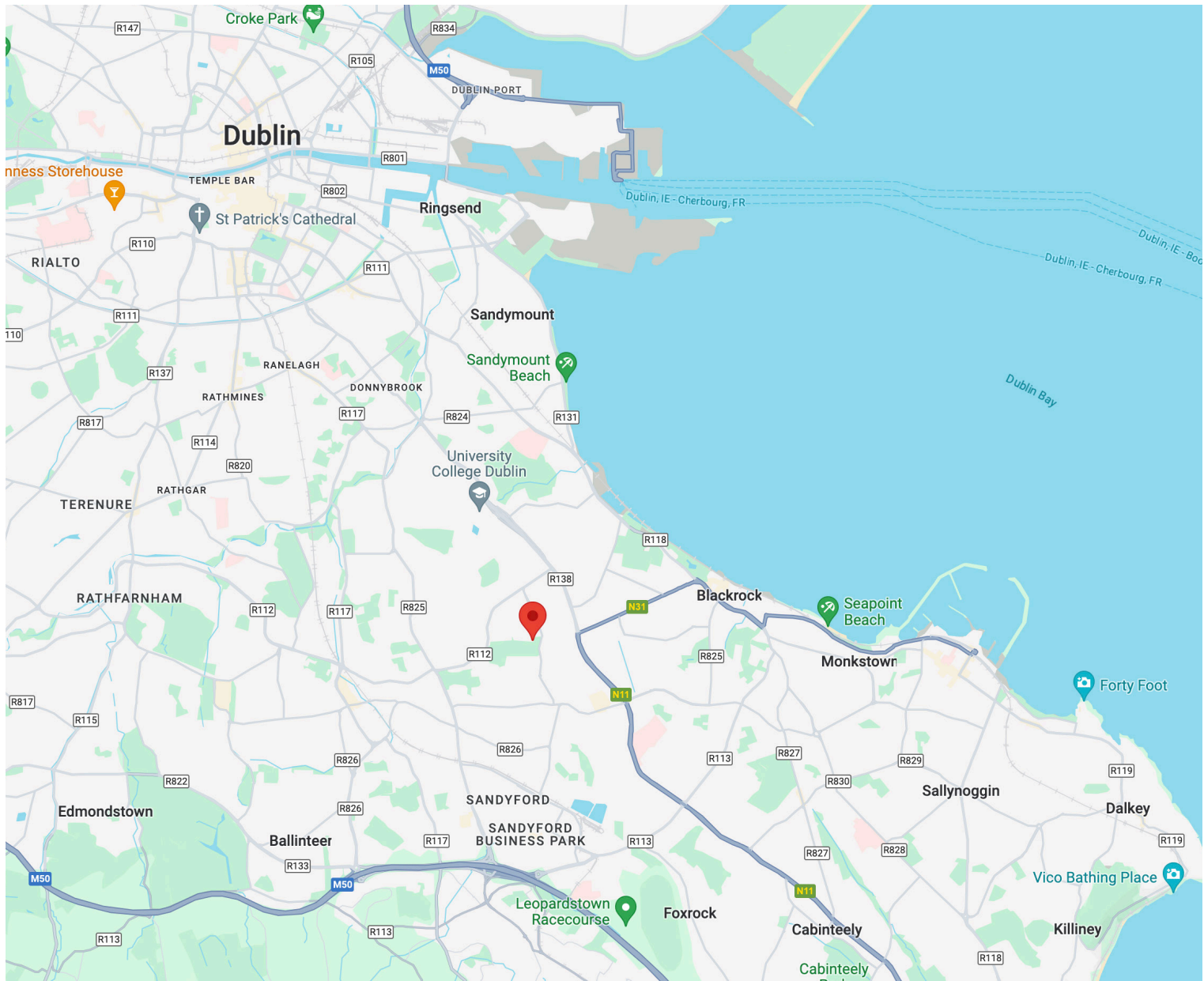
Ground Floor (First Floor Access): 27.75 sq.m

First Floor: 71.47

PLANNING

The current Dún Laoighre-Rathdown County Development Plan 2022-2028 sees 73 Deerpark Road and the immediate row of commercial units zoned as Objective NC: "To protect, provide for and/or improve mixed-use neighbourhood centre facilities".

Designated as 'Neighbourhood Centre', 73 Deerpark Road maintains a wide range of permitted and considered uses.



ENERGY RATING

BER G

SERVICES

All mains services available and connected to the property.

TITLE

We understand that the property is being sold with Freehold Title.

VIEWING

Strictly by prior appointment with the selling agent.

PRICE

For sale by private treaty. Price on application.

ON THE INSTRUCTIONS OF:

BARRY FORREST B.Comm, F.C.A.,
Forrest Corporate Recovery Specialists,
3C Dunshaughlin Business Park,
Dunshaughlin,
Co. Meath.

CONTACT

For further information, please contact:
Nicky Delamer or Jeremy Kelly on 01-664 5500



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