

UNIT 1 THE WATERMINT

CABINTEELY, DUBLIN 18

RETAIL INVESTMENT PROPERTY

FOR SALE BY AUCTION 27TH OCTOBER 2017 AT 12PM



owenreilly
property consultants

UNIT 1 THE WATERMINT, CABINTEELY, DUBLIN 18

RETAIL INVESTMENT OPPORTUNITY

DESCRIPTION

Freehold retail investment property in the middle of Cabinteely, a thriving suburban village in this leafy residential neighbourhood of South County Dublin. Occupying a central position in the bustling village of Cabinteely and adjacent to the gates of the expansive Cabinteely park with its many family-friendly facilities and activities throughout the year, the unit represents a rare investment opportunity in the heart of this densely populated and highly desirable residential area. The own door retail unit has just been let to Pizza Republic on a new 15 year IRI lease signed April 2016 at a rent of €25,000 per annum.

This self-contained, ground floor retail unit in The Watermint development extends to c. 95 sq. m. / 1,022 sq. ft. and benefits from 10 m. of frontage on the main street. The current tenant, Pizza Republic and has recently completed a very high end fit.

LOCATION

Located just off the N11 and a short drive from the M50, Cabinteely is perfectly positioned with respect to main arteries into the Capital from South County Dublin, Wicklow and beyond. The premises is a short walk from a number of schools, crèches, offices, Cabinteely Park and many surrounding residential developments.

FLOOR AREA: c. 95 sq. m.

BER: c1

AGENT: Owen Reilly

FEATURES

- South Dublin Investment Opportunity
- Own door, self-contained, ground floor retail unit
- Extending to c. 95 sq. m. / 1,022 sq. ft.
- New 15 year IRI lease signed April 2016 at a rent of €25,000 per annum
- Rent review every five years
- Central position in Cabinteely village, adjacent to N11
- and close to M50



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ALL ENQUIRIES

41 Forbes Quay, Grand Canal Dock, Dublin 2.

T 01 677 7100 E sales@owenreilly.ie

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