



89A Sandymount Road

Dublin 4, Dublin, D04 NW99

Retail Opportunity

Sandymount Village

243 sq ft

(22.58 sq m)

- Ground Floor Retail Unit
- Prominent Suburban Location
- Strong Local Footfall
- Excellent Transport Links

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Summary

Available Size	243 sq ft
Rent	Rent on application
Rates Payable	€3,225 per annum
Service Charge	No Service Charge
Car Parking	No Private Parking Spaces
BER Rating	G (801145145)

Description

The property comprises a ground floor retail unit extending to c. 23 sq. m. / 243 sq. ft., ideally positioned in the heart of Sandymount Village directly opposite Tesco.

Sandymount Village is home to a vibrant mix of cafés, restaurants, boutiques and neighbourhood retailers, creating a busy and attractive trading environment.

Nearby occupiers include Tesco, Brownes, Strand, Serena Boutiques, Zeba Hairdressing, Nourish and Sandymount Pharmacy.

The area benefits from a strong residential catchment and consistent pedestrian traffic.

The unit occupies a prominent position with excellent road frontage and would suit a variety of uses.

Location

Sandymount Road is located approximately 4 km south east of Dublin City Centre and is easily accessible via Merrion Road and Sean Moore Road.

The surrounding areas include Sandymount Strand, Ballsbridge, Irishtown and Dublin City Centre, all of which are within close proximity.

The area is well served by public transport, with Sandymount DART Station within walking distance (approx. 700m) and several Dublin Bus routes (47, C1, C2 & S2) serving the village and surrounding area.

Accommodation

The accommodation comprises the following areas:

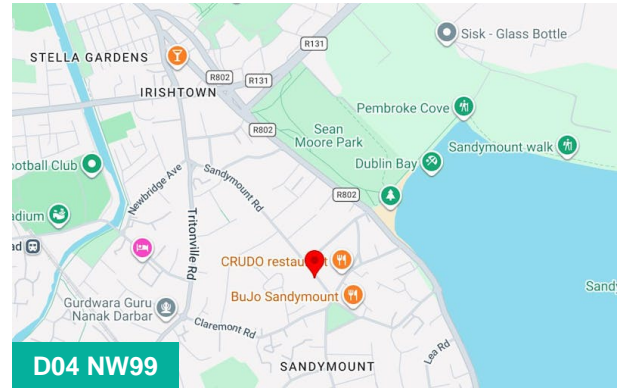
Name	sq ft	sq m
Ground	243	22.58

Terms

Available to Let on a New Lease

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



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