

24 ERRIGAL ROAD, DRIMNAGH, DUBLIN D12 HNR1

FOR SALE



Details:

- * Close to Crumlin Hospital
- * End of Terrace Shop & Apartment
- * Two Storey. High Profile
- * Fully Finished One 2 Bed Apartment
- * Vacant Ground Floor Shop
- * Enclosed Secure Car Park
- * Income from Outdoor Sign - €4,000 pa
so shop sign + apt. say €55/60,000 pa + potential to
re-develop as per attached Plans.
- * Former Medical Clinic. **VIEWING HIGHLY REC.**

Floor Area 1,400 Sq. Ft.
incl. Shop 510 Sq. Ft.
One 2 Bed Apt c. 900 Sq. Ft.
Potential to expand to 3,500 Sq. Ft.

Rates (Shop) : €2,743.86
Price : On Request

NO VAT

Contact: John Agar - jagar@agar.ie - 086 2562359

Subject to Contract

VIEWING BY APPOINTMENT



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist's impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/ tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © Government of Ireland. PSRA No.004514.

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Suite 12 The Mall
Beacon Court
Sandyford
Dublin 18 D18 DX56
T: +353 1 213 7777
E: info@agar.ie
W: agar.ie



Contact: John Agar - jagar@agar.ie - 086 2562359

Subject to Contract

VIEWING BY APPOINTMENT



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © National Mapping Division of Tailte Éireann. PSRA No.004514.