

FOR SALE

By Private Treaty

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

1 RICHMOND LODGE, MONKSTOWN, CO. DUBLIN

Superbly Located Retail Unit



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■ DEVELOPMENT ■ PROFESSIONAL SERVICES

www.agar.ie

AGAR

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Beacon Court, Sandyford,
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PROPERTY HIGHLIGHTS

- Ground Floor Retail Unit approx. 48 sq. metres (approx. 516 sq. ft) with 1 Car Space & occupying a prominent high profile location in the heart of Monkstown Village.
- Ideally suit a wide variety of retail or potentially service retail users (subject to planning permission) hair & beauty etc.
- Immediate vacant possession available.
- Adjoining occupiers include Spar, Georges Fish Shop, That's Amore Restaurant, Avoca etc.

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DESCRIPTION

- Retail unit approx. 48 sq. metres, including kitchenette, wc/whb, open plan in format, enjoying double display frontage and located directly opposite Monkstown Village Square.
- Alarmed throughout.
- Tiled floor.
- Display windows.
- Of interest to owner occupiers and investors alike.

PRICE

€420,000 Subject to Contract & Title.

VAT

We are advised the sale price shall not be subject to VAT.

TITLE

Held under very long leasehold title subject to a nominal annual ground rent.

BER

BER C1

RATES

For 2026:
€6,100.

SERVICE CHARGE

For 2026:
Approx. €1,200.

CONTACT

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VIEWING STRICTLY BY APPOINTMENT



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