

# HIGH PROFILE INVESTMENT PROPERTY

18 TERENURE ROAD NORTH, TERENURE, DUBLIN 6W, D6W XF59

FOR SALE BY PRIVATE TREATY





## LOCATION

No. 18 (formerly known as “Misty’s”) is situated in the heart of Terenure Village & fronts Terenure Road North at the intersection with Westhampton Place. The village offers a bustling trading quarters with high footfall, generating a large number of organic consumers. Tesco Metro, Lidl, Aldi, Centra, Paddy Power, Ulster Bank & Bank of Ireland are all present in the village. Local traders such as Mayfield Restaurant, Green Man Wines, The Pet Parlour, The Terenure Inn, The Brown Pig, Foam Coffee Shop, Brady’s Pub & Restaurant, Gerry Caffrey Motors & many more call Terenure Village home. Terenure Road North is the link between Terenure to Harold’s Cross. There are numerous sports clubs & parks close to No. 18 with Eaton Square Park, CYM Terenure, Herzog Park, Kenilworth Square & Bushy Park to name a few. Pubs, Restaurants & Cafes are plentiful in Terenure and the surrounding village, ensuring a lively atmosphere and busy custom.

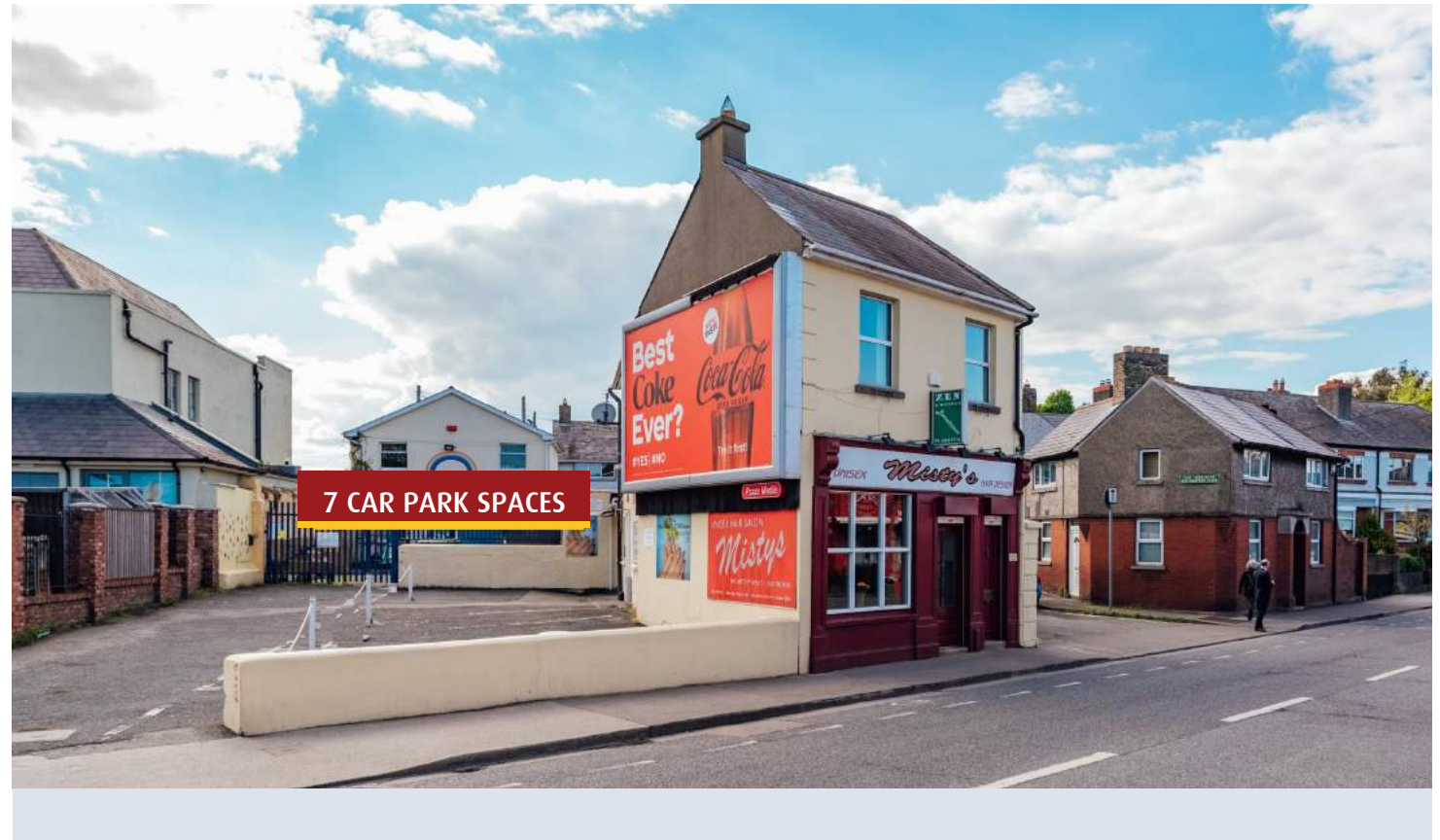
**Harold’s Cross** c. 1km,

**Rathgar** c. 700m,

**Kimmage** c. 1.5km,

**Rathmines** c. 1.6km,

**Portobello** c. 2.5km



## DESCRIPTION

No. 18 offers a fantastic opportunity to acquire one of Terenure Village’s most prominent & recognisable buildings. The building extends to c. 198 sq.m / 2,136 sq.ft & consists of a two storey building. The ground floor is laid out in a hair salon with a large glass panel shopfront, smart W.C. & staff kitchen area. To the rear, there is an own door studio room with a W.C, which can also be accessed from the main building. Upstairs can be accessed via its own front door or by the internal stairwell and consists of three offices, a W.C. & large boardroom. The property benefits from 7 off street private parking spaces extending to c. 1400sq.ft, this is a huge asset to prospective purchasers for both use or development opportunities. Pzazz Media has a sign board on the southern side of the building generating an income of €10,500 per annum. This property comes to market with vacant possession and would suit investors, owner occupiers & developers.



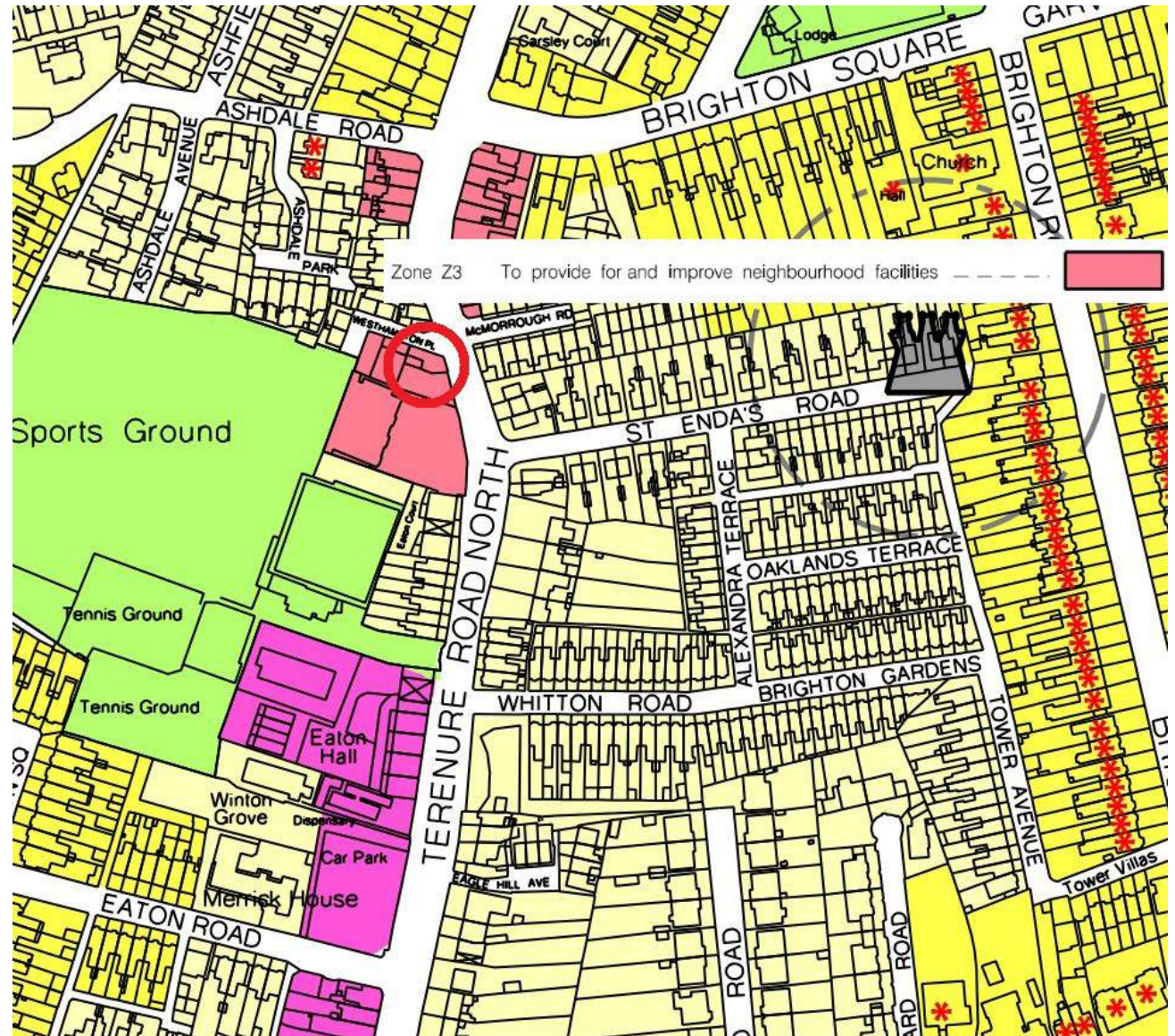
## ZONING:

### NEIGHBOURHOOD CENTRES – ZONE Z3

To provide for and improve neighbourhood facilities. These are areas that provide local facilities such as small convenience shops, hairdressers, hardware etc. within a residential neighbourhood and range from the traditional parade of shops to neighbourhood centres. They may be anchored by a supermarket type development of between 1,000 sqm and 2,500 sqm of net retail floorspace. They can form a focal point for a neighbourhood and provide a limited range of services to the local population within 5 minutes walking distance. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened, where necessary. Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. When opportunities arise, accessibility should be enhanced.

#### BER:

- Ground floor Hair Salon **C2**
- First Floor offices **E**



18 TERENCE ROAD NORTH, DUBLIN 6 (D6W XF59)

APPROXIMATE GROSS INTERNAL AREA 2,136 ft<sup>2</sup>



## VIEWING

Strictly by appointment with sole agents.

Phone: (01) 4903201

Price : POA

















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