

To Let - By way of Sub-Lease or Assignment

# 316 Ballyfermot Road Lower

Ballyfermot, Dublin 10, D10 C525



## Key Highlights

*Outline for indicative purposes only*

- ♦ Two storey terraced retail unit
- ♦ Superb frontage directly on to Ballyfermot Road
- ♦ Situated in the centre of Ballyfermot
- ♦ Would suit a wide variety of uses subject to planning consent

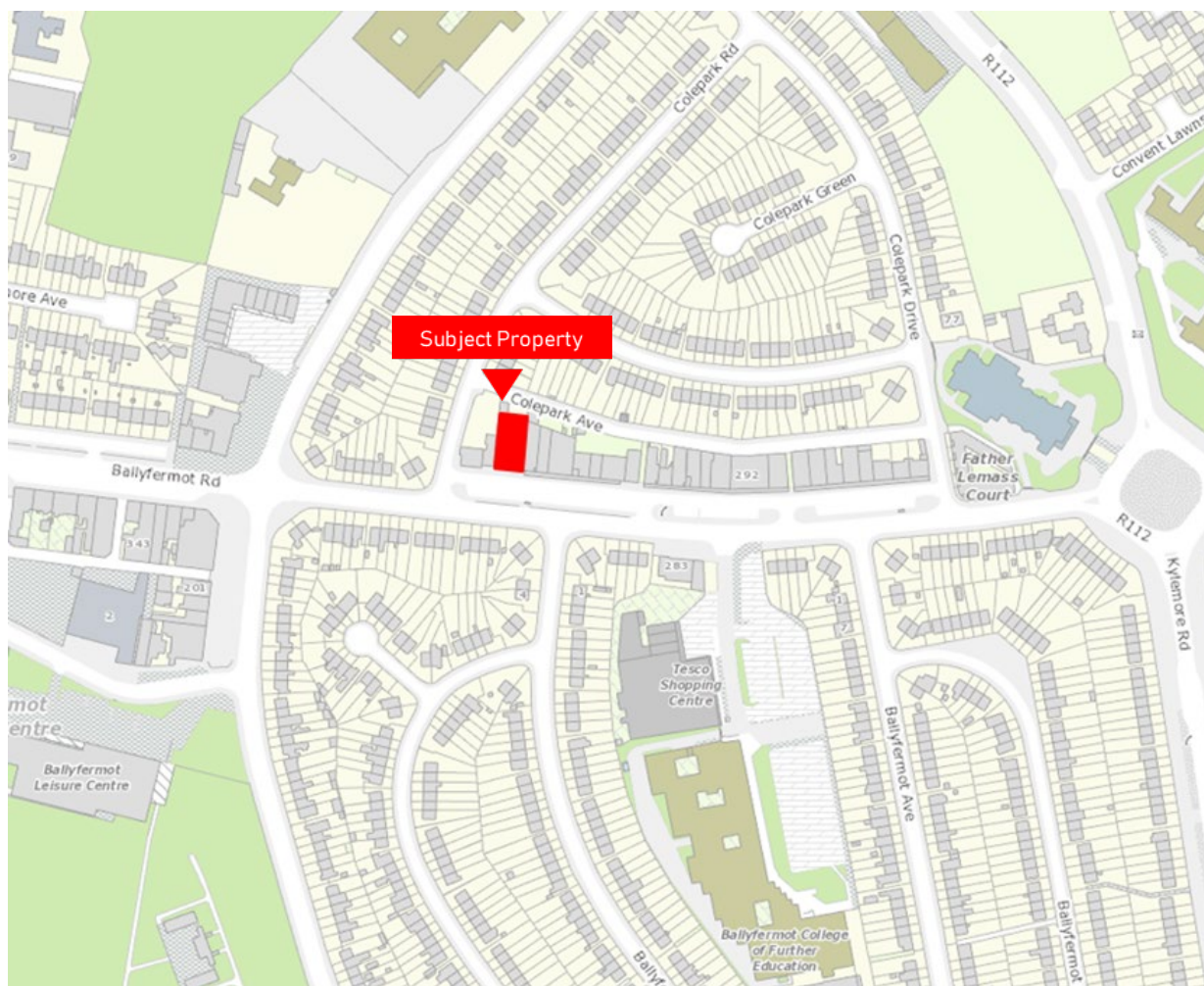
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## LOCATION

The subject property occupies a prominent location as part of a 25 unit retail parade in the heart of Ballyfermot, a vibrant south Dublin suburb. Nearby occupiers include Tesco, Homesavers, Londis, Permanent TSB and Spar.

## DESCRIPTION

The property comprises a two storey retail unit. Internally the property is laid out to provide the main banking hall at ground floor level with office space on the first floor.

There is a small enclosed yard to the rear which can be accessed through a gate facing on to Colepark Avenue.

## BER

Available on request

## RENT

The property is available by way of assignment or sub-let. The building is held on 25 year upward only lease from 29<sup>th</sup> September 2007.

Subject to a passing rent of €145,202 per annum exclusive.

## ACCOMODATION

Accommodation	SQ.M	SQ.FT
Ground Floor	280.4	3,018.19
First Floor	132.26	1,423.63
Total Area	412.66	4,441.82

## CONTACTS

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