

# 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

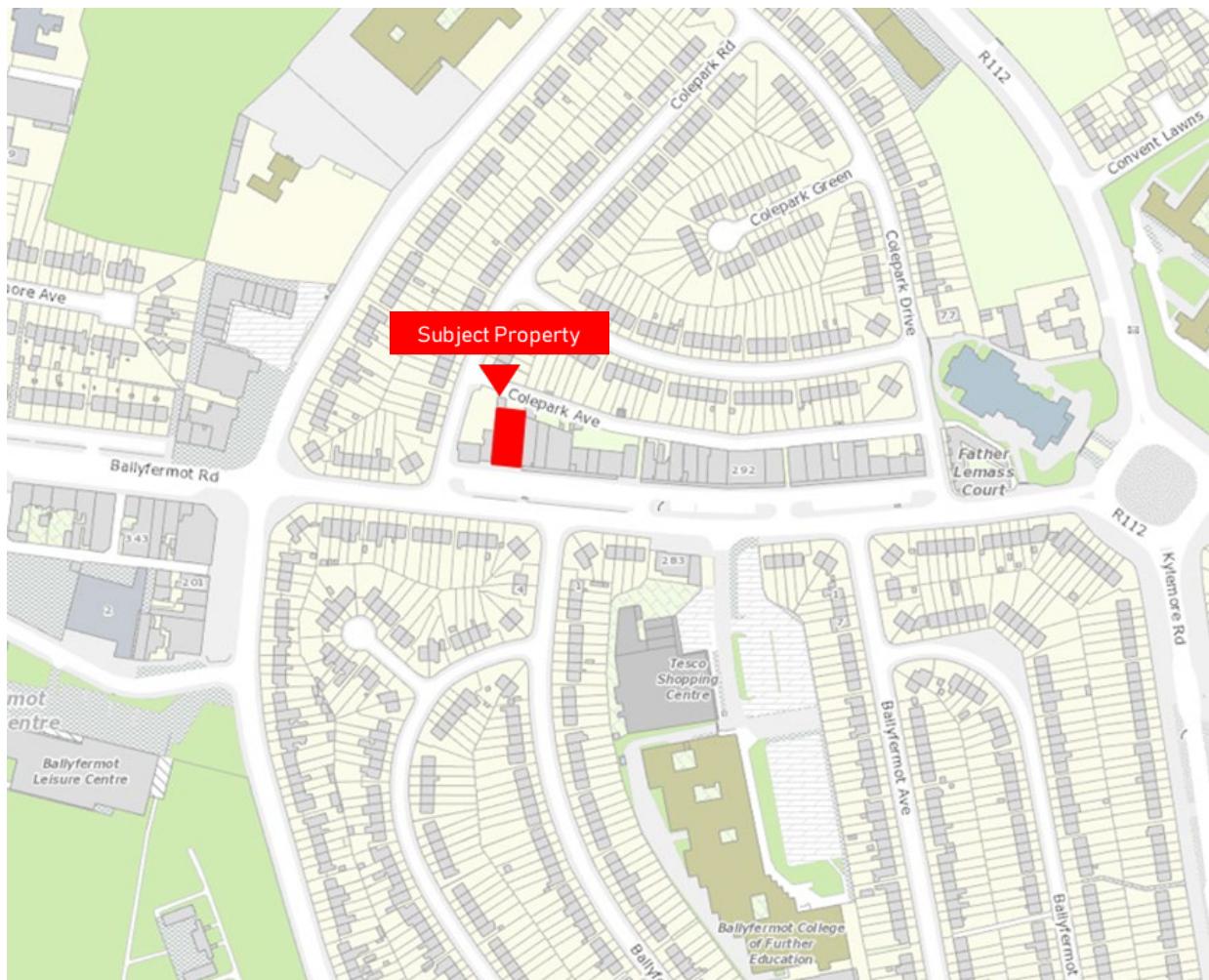
**Savills Ireland**

33 Molesworth Street  
Dublin 2

**+353 (0) 618 1300**

[savills.ie](http://savills.ie)

**savills**



## 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

For further information please contact:

### Stephen McCarthy

[stephen.mccarthy@savills.ie](mailto:stephen.mccarthy@savills.ie)  
+353 (0) 1 618 1349  
Licence: 002233-002980

### Peter Abrahams

[peter.abrahams@savills.ie](mailto:peter.abrahams@savills.ie)  
+353 (0) 1 663 4368  
Licence: 002233-010768

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.