

TO LET | FOR SALE

COLLEGE VIEW

Silloge Road, Co. Dublin



CBRE

BER C1

Highlights



Leasehold opportunity suited to a range of retail uses.



Strategically situated in a high footfall and high traffic volume area in Ballymun.



C. 9,128 sq. ft/ 848 sq. m Retail trading on a single floor plate.



Unique opportunity to acquire the leasehold interest of the premises.



Planned Metro North Ballymun stop is located within 300m of the property



Total Floor Area: 1,465.61 sq. m / 15,765.1 sq. ft. with c. 13 metres shop frontage on to the Ballymun Road.

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The Opportunity



Premises is located in the urban area of North Dublin and is laid out over a single floor plate at ground floor level.



The subject property is located on the corner of Silloge Road and Ballymun Road



The unit is surrounded by notable occupiers such as Lidl, Ikea, Dublin City University, Decathlon, The Omni Shopping Centre and more.



It is located within close proximity of the M50, which provides an arial route to Dublin City Centre.



Ballymun town has a growing population of 22,321 residents while North Dublin comprises a population of c. 296,214, boasting a strong catchment.



Ballymun car park is located adjacent to the subject property with further on street parking to the north of the premises.



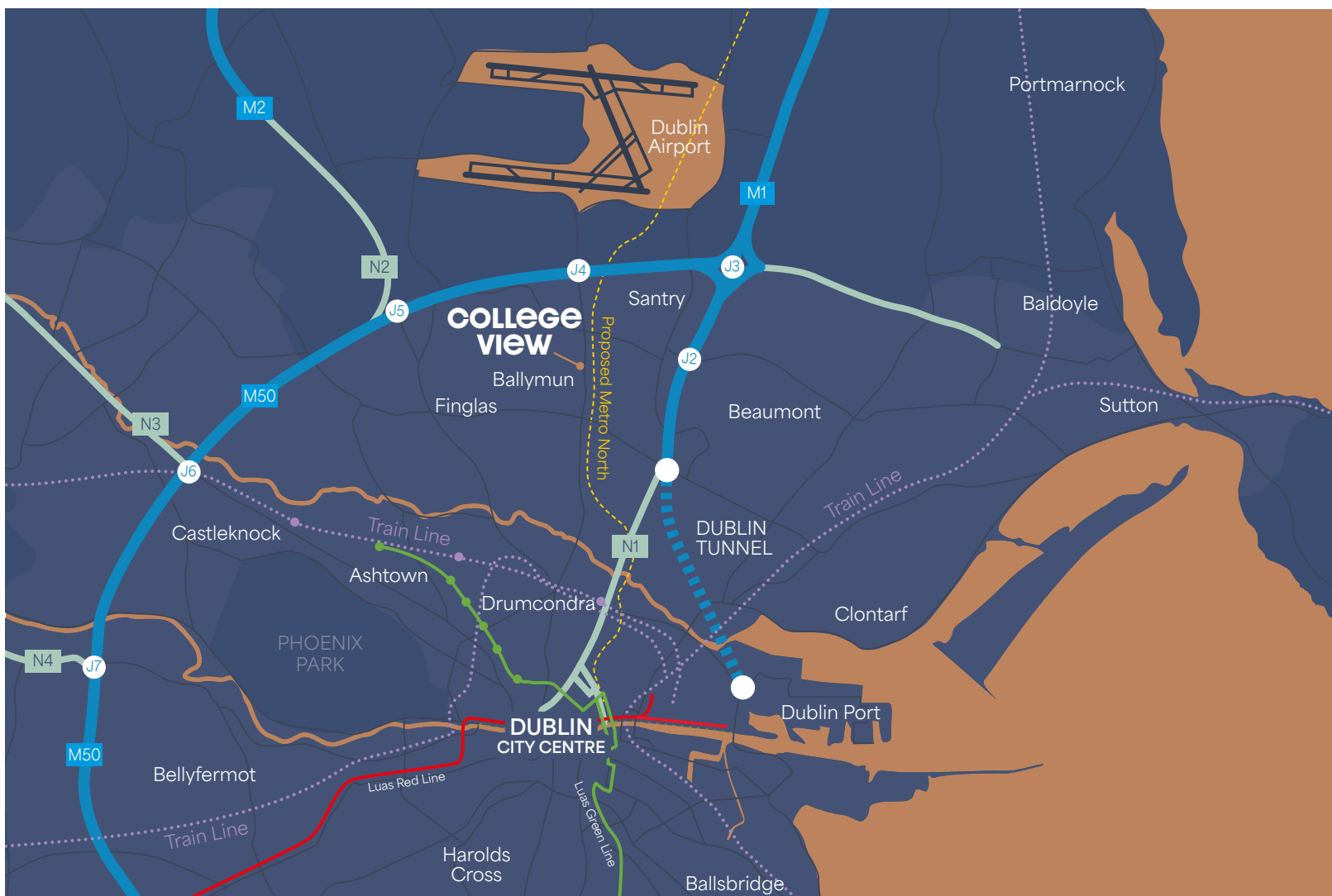


Location

The subject property is within the overall College View scheme, with the main entrance at Ground Floor level on the Ballymun Road.

Situated in the heart of Ballymun, the Subject Premises is accessible by public transport, car or on foot. The M50 is within 1.5km of the subject property, which connects the immediate area with the M1, N2, M3, N4 and N7. The area is easily reached from Meath (15 minutes), Dublin City Centre (20 minutes), Kildare (25 minutes), Louth (45 minutes) and more.

College View benefits from proximity to several bus routes operated by Dublin Bus. Number 19, 42D, E1 and E2 Dublin bus stop is located approximately a 2-minute walk from the subject property.



Ballymun

College View, Silloge Rd is situated in the centre of Ballymun, County Dublin, and was once a focal point for social housing, Ballymun has undergone significant redevelopment in recent years, with the construction of modern residential complexes, commercial spaces, and recreational facilities. The area boasts a range of branded shops and retail including AIB Bank, Boyle Sports, McCabe's Pharmacy, An Post, Firehouse Pizza, Sports and Fitness, and Chef Chinese.

In the past Ballymun underwent a major regeneration project starting in the late 1990's, aimed at improving housing, infrastructure, and community facilities. The regeneration effort has transformed Ballymun into a more modern and diverse community, with new housing developments, improved amenities, and a stronger sense of community. College View benefited from these improvements, becoming part of a rejuvenated and evolving neighbourhood.





Description

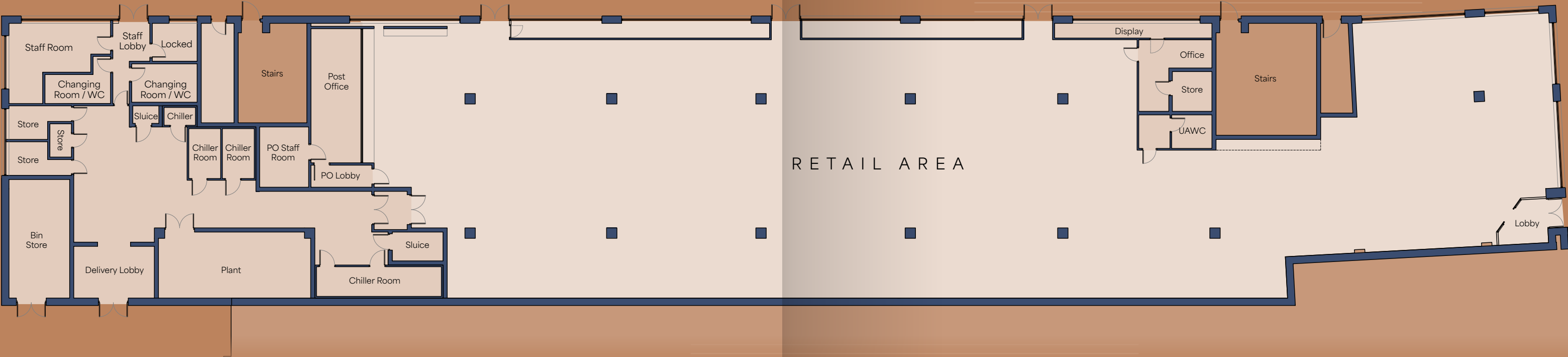
The subject premises occupies a prominent corner unit, on College View, Silloge Road, Ballymun Road, comprising c. 14,425 square foot (c. 1,340.1 square metres) of retail space at ground level.

The main entrance opens onto Ballymun Road, on the eastern façade, with three fire escapes on the northern façade along Silloge Road.

The service yard is to the rear, on the western elevation, with a delivery area accessed through the rear of the property.

Situated above the subject premises is College View apartment complex which has a mix of approximately 119 privately owned and rented apartments.

Floor	Use	Floor Area	
Ground Floor	Retail	9,128 sq.ft.	848 sq.m.
Ground Floor	Stores	5,297 sq.ft.	492.1 sq.m.
Total		14,425 sq.ft.	1,340.1 sq.m.



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Particulars

Service Charge	c. €15,807.74
Rates	c. €45,261
Total	c. €61,068.74

Quoting Price

Upon Application

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