

FOR SALE / TO LET



Fully Fitted Restaurant Opportunity - Main Street, Ballymun, Dublin 9





## For Sale / To Let

Ground floor restaurant within a retail parade fronting onto Ballymun Road

Unit extends to 146.5 sq.m (1,577 sq.ft)

Located within a modern five storey, mixed-use development (retail, leisure centre and residential units)

Available immediately with vacant possession

Fully fitted restaurant opportunity with take-away planning

Excellent frontage onto Main Street, Ballymun

Benefit of capital allowances for qualifying parties

Neighbouring occupiers include SuperValu, McCabes Pharmacy, Firehouse Pizza, Sports and Fitness Ballymun and Ballymun Civic Centre

[View Floor Plan \(PDF\)](#)



## Title

Long Leasehold

## Viewing

Strictly by appointment with Bannon

## Allowance

Benefit of capital allowances for qualifying parties

## BER



## Local Authority Rates

We understand that the Local Authority Rates payable for 2017 are approximately €8,488.20. Further details are available at: [www.valoff.ie](http://www.valoff.ie)

## Solicitor

Mary McGregor  
McGregor Solicitors  
Market Street  
Killala  
Co. Mayo

Tel: 096 33456



## Location

The property is situated on the west side of Main Street, Ballymun with excellent frontage onto the Ballymun Road

Ballymun is located approximately 7kms north-west of Dublin City and is predominantly residential and commercial in nature with a population of 21,503 (Census 2016)

Main Street, Ballymun comprises a busy dual-carriageway vehicular route connecting the M50 Motorway (Junction 4) to Dublin City Centre via Glasnevin and Phibsborough

A central median runs along the centre of the road to facilitate pedestrians

Silloge Golf Course, The Crowne Plaza Hotel, The Metro Hotel and Gateway Student Village are all located within Ballymun

Ballymun has seen considerable investment in public sector office development including a Motor Tax office, Driver Licence office and the Health Service





## CONTACT



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[www.bannon.ie](http://www.bannon.ie)



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