

Unit  
11/Part 12

PALMERSTOWN  
SHOPPING CENTRE  
DUBLIN 20

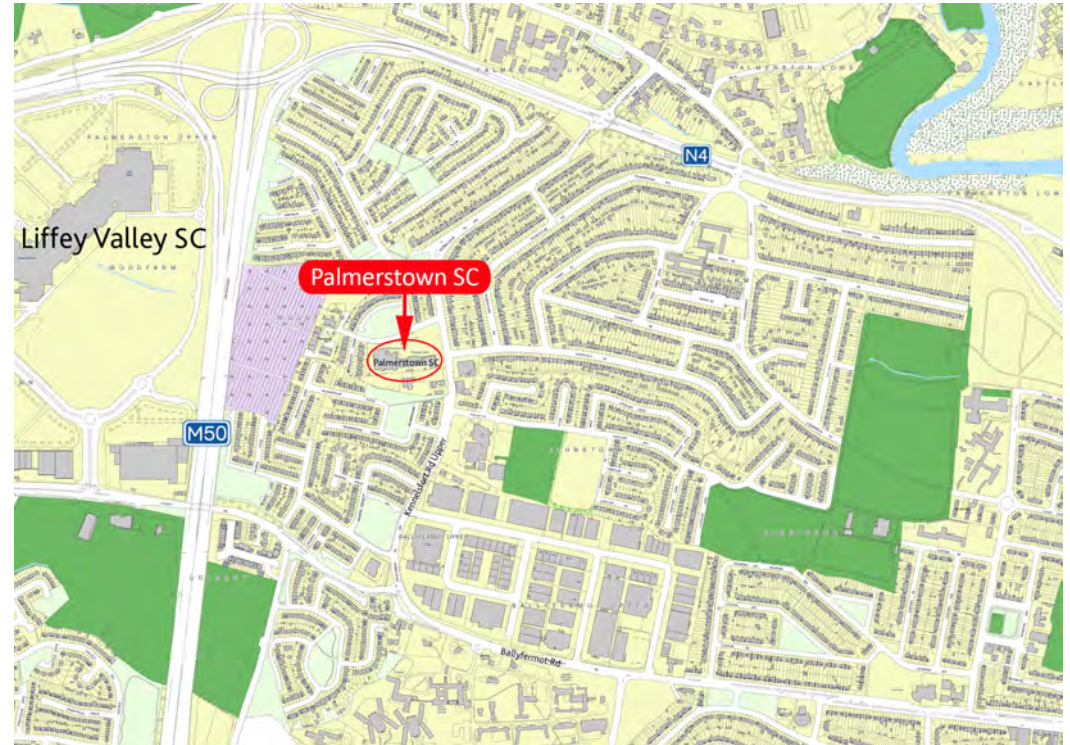
Retail Investment Opportunity  
(Tenants not affected)



Tel: 01 6477900  
[www.bannon.ie](http://www.bannon.ie)

## INVESTMENT HIGHLIGHTS

- Ground floor retail unit within a busy retail parade anchored by SuperValu
- Situated adjacent to SuperValu customer entrance fronting onto a large surface car park
- Gross Internal Area of 115.8 sq. m (1,246 sq.ft)
- Occupied by South Dublin County Council
- 10 year lease from 1st April 2017
- Passing rent of €40,000 per annum



## LOCATION

Palmerstown is located in west Dublin on the N4 (Dublin to Sligo road) approximately 8.9 kms (5.5 miles) west of Dublin City Centre. It is generally bound by the River Liffey to the north, Chapelizod to the east, Cherry Orchard to the south and Lucan/M50 to the west. It has a population of just under 12,000 people (CSO Census, 2016).

The commercial core of the village is laid out on a north to south axis running along Kennelsfort Road Upper. The N4 (Dublin to Sligo Road) dual carriageway divides the north and south sides of Palmerstown village. Commercial activity within Palmerstown is concentrated around Palmerstown Village and Palmerstown Shopping Centre.

The village comprises a mixture of localised retailers, restaurants and licensed premises. The subject property is situated within Palmerstown Shopping Centre which is located on the west side of Kennelsfort Road Upper, approximately 750 metres south of Palmerstown Village and the N4. Occupiers include Rapeedos Take-away, Superdome (bowling centre) and Berkley Estate Agents.

## DESCRIPTION

Unit 11/Part 12 comprises of a ground floor retail unit located adjacent to the entrance to SuperValu. It extends to 115.8 sq. m (1,246 sq. ft) and is currently leased to South Dublin County Council who have recently opened a community digital library. The unit has an open plan layout with a customer toilet and a staff kitchenette and storage area to the rear.

The centre benefits from a large surface carpark. Neighbouring occupiers include SuperValu, An Post, Rapeedo's Take-away, Superdome (bowling centre) and Berkley's Estate Agents.

## TENANCY

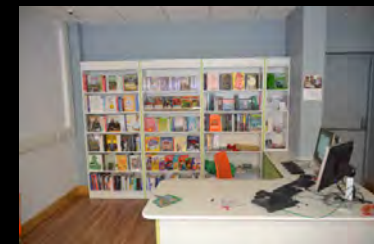
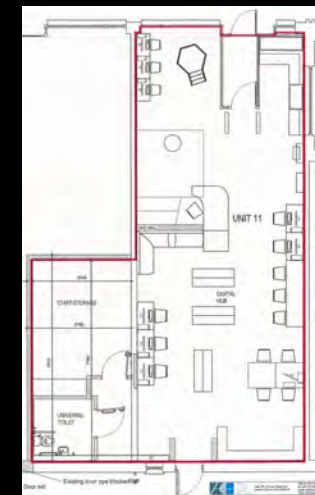
Unit	Tenant	Term	Commencement	Break	Contracted Rent
11/Part 12	South Dublin County Council	10 years	1st April 2017	n/a	€40,000

*\*Tenant responsible for Rates, Service Charge and Insurance*

## ACCOMMODATION

Unit Area	Sq M (GIA)	Sq Ft (GIA)
11/Part 12	115.8	1,246

*\*Interested parties should satisfy themselves as to the accuracy of the above floor area*





'For illustrative purposes only'

### VAT

Exempt

### TITLE

Freehold / Long Leasehold.

### SOLICITORS

Porter Morris Solicitors  
10 Clare Street,  
Dublin 2  
Tel: 00353 1 676 1185  
Fax: +353 1 661 1859  
Web: [www.portermorris.ie](http://www.portermorris.ie)

### BER



### PRICE

Guide (AMV)  
€475,000

### VIEWING

Strictly by prior arrangement with the sole selling agent.



### CONTACT DETAILS

For further information, please contact the sole selling agent:

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