

FOR SALE WITH VACANT POSSESSION

Unit 4A Elmfield Court

Ninth Lock Road, Clondalkin, Dublin 22

RETAIL/COMMERCIAL OPPORTUNITY

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ABOUT THE PROPERTY

Prominent retail / commercial unit in a densely populated suburban location.

High profile roadside position onto busy Ninth Lock Road.

Approx. 147.52 sq m (1,587.90 sq ft) GIA.

Available with vacant possession.

Suitable for a range of retail and commercial uses, subject to planning.

Strong surrounding residential catchment and passing traffic.

Attractive opportunity for an owner-occupier or investor.

Existing Spirit, Beer & Wine Retailer's Off-Licence available by separate negotiation.

Excellent connectivity to the N7, M50 and public transport links.

THE OPPORTUNITY

An excellent opportunity to acquire a prominent retail / commercial unit extending to approximately 147.52 sq m (1,587.90 sq ft) GIA, ideally positioned on Ninth Lock Road in Clondalkin.

The property is offered for sale with vacant possession and would suit a range of retail and commercial uses, subject to planning. With its glazed shopfront, prominent roadside position and strong surrounding residential catchment, it presents an attractive opportunity for owner-occupiers, investors or expanding operators seeking a well-located suburban premises.

DESCRIPTION

The property comprises an open plan retail area fitted with tiled flooring, suspended ceilings with recessed lighting, perimeter shelving, refrigerated display units and sales counters. Ancillary accommodation to the rear includes storage space, office accommodation and staff WC facilities.

The existing fitout provides a practical base for continued use, refurbishment or reconfiguration to suit an occupier's specific operational requirements.

LICENCE

The property currently benefits from a Spirit, Beer & Wine Retailer's Off-Licence.

The existing licence is available by separate negotiation and is not included in the sale of the property. This provides an additional opportunity for a purchaser who may wish to acquire the licence in conjunction with the commercial unit, subject to the relevant licensing requirements.

TOWN PLANNING

The property is located within an area zoned TC (Town Centre) under the South Dublin County Development Plan 2022–2028, the objective of which is "to protect, improve and provide for the future development of Town Centres."

The property is also situated within an area subject to Specific Local Objective E5 SLO1. This objective seeks to support the strategic regeneration and coordinated development of the area, with an emphasis on enhancing commercial activity, urban design, connectivity, and public realm improvements.



Unit 4A Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22

LOCATION

Elmfield Court is situated within an established residential development on Ninth Lock Road, close to Clondalkin Service Station and a range of neighbourhood retailers and amenities. The area is experiencing continued residential growth as part of the wider Clonburris catchment, supporting strong local convenience demand. Nearby occupiers and amenities include Tesco, Lidl, Spar, The Mill Shopping Centre, Polonez and Giulio's Takeaway.

ACCOMMODATION

Area	Sq M	Sq Ft
Gross Internal Area	147.52	1,587.90
Net Internal Area	143.20	1,541.49

All intending parties are specifically advised to verify floor areas and undertake their own due diligence.

TITLE

Long leasehold registered title held for a term of 500 years from 10 January 2003.

COMMERCIAL RATES

We understand the commercial rates liability is approximately €10,248.00 for the current year.

SERVICE CHARGE

We understand the service charge is approx. €1,700 for the current year.

VAT

We understand VAT will not be applicable on the sale.

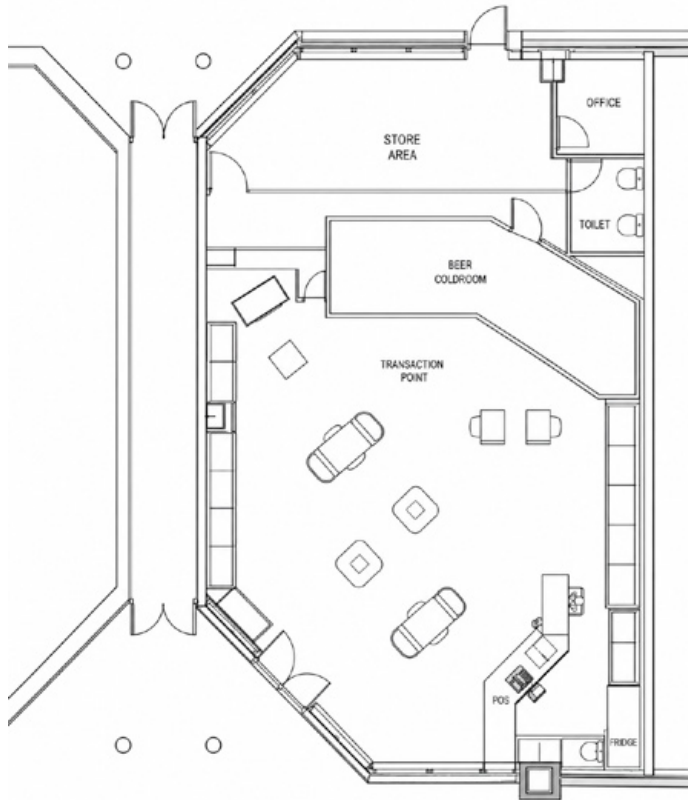
QUOTING PRICE

€500,000



FLOOR PLANS

Not to scale, for identification purpose only



BER INFORMATION

BER B

LOCATION MAP



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Viewing Strictly by appointment with the sole letting agent Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

