campion



FOR SALE

Prime Commercial Investment Opportunity

Ballyowen Castle

Lucan, Co. Dublin · K78 Y9W0

TENANT UNAFFECTED – SECURE INCOME PRODUCING INVESTMENT

SECURE COMMERCIAL INVESTMENT – 20-YEAR FRI LEASE – TENANT UNAFFECTED

A Landmark Investment in the Heart of Lucan

An exceptional opportunity to acquire a well-established income-producing commercial investment in a prominent location within Lucan, Co. Dublin.



Ballyowen Castle is a 16th-century Norman tower house ruin located in Lucan, County Dublin, Ireland, which has been partially incorporated into a modern suburban shopping and community area.

20 YEARS
FRI LEASE

1,290 sq ft circa
TOTAL NET INTERNAL AREA

5-YEARLY
RENT REVIEWS

The property comprises a **two-storey commercial building** situated in a highly visible position within a busy and established commercial and residential catchment area.

Fully occupied investment generating secure rental income. Tenant unaffected by the sale.

Property Overview

Accommodation

FLOOR	DESCRIPTION	NET INTERNAL AREA
Ground Floor	Commercial Unit	645 sq ft circa
First Floor	Offices	645 sq ft circa
Total Net Internal Area		**1,290 sq ft** circa

Income Breakdown

Castle Unit – Ballyowen Castle Shopping Centre · Annual rent

TENANT	ANNUAL RENT
Camile Ground floor takeaway	€36,500.00
E. Howard Upper floor offices, with private entrance	€17,500.00
Total	**€54,000.00**

Annual service charge to Robzala, manager of Ballyowen Castle Shopping Centre, is paid by the tenants – split 2/3 Camile & 1/3 E. Howard.

Why Invest?

01 Long-term secure income

02 FRI lease structure

03 Established tenants

04 Strong Lucan location

05 Minimal landlord obligations

06 Rental growth potential

Investment Highlights

- **Secure long-term income** from a fully occupied investment
- **Dual income from two established tenants** totalling €54,000 per annum
- Let on a **20-year Full Repairing and Insuring (FRI) Lease**
- **Five-yearly rent reviews** offering potential for future rental growth
- Strong covenant providing a stable and predictable income stream
- Low-management investment with tenant responsible for repairs, maintenance & insurance
- Attractive long-term investment with reversionary potential
- Opportunity to acquire a secure commercial asset in a sought-after Dublin location





A Strategic Lucan Location

Ballyowen Castle occupies a strategic position within the thriving Lucan area, benefiting from strong passing traffic and excellent accessibility.

PROMINENT ROUTE

High-profile commercial property on a prominent route.

ESTABLISHED NEIGHBOURS

Adjacent to Ballyowen Medical Centre, Penny Hill Public House and other local retail and service operators.

RESIDENTIAL CATCHMENT

Situated within a mature and affluent residential catchment.

EMPLOYMENT & RETAIL

Close to major employment and retail centres, including Lidl, local business parks and commercial hubs.

TRANSPORT

Excellent public transport links.

OCCUPATIONAL DEMAND

Driven by residential growth, educational facilities and commercial activity.

Enquiries

For further information or to arrange a viewing, please contact the selling agent.

Tadhg Campion

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