

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

FOR SALE WITH VACANT POSSESSION



Unit 1, Block 15 South Block, Rockfield Central, Sandyford Road, Dundrum, Dublin 16

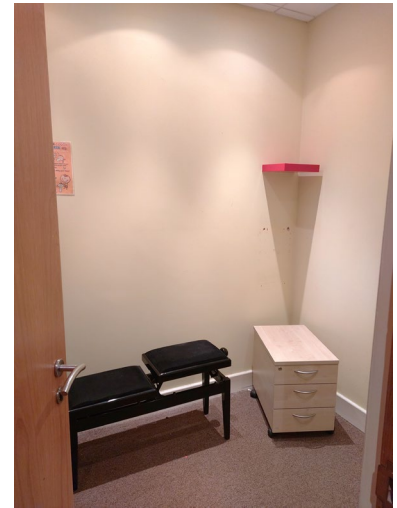
- Approx. 39sqm (425sqft) Ground Floor
 - Prime Corner in Rockfield Central Dundrum
 - At Balally Luas Station
 - Opposite Dundrum Town Centre
 - Use of 3 Car Parking Spaces to Front
- Email: mervfeely@gmail.com

LOCATION:

Rockfield Central is located at the Balally Luas stop in Dundrum Village; opposite Dundrum Town Centre; 8km south of Dublin City Centre and 2km south west of M50 Dundrum junction 13. The area is well serviced by a good transport infrastructure; shops, offices, schools and leisure. There is a high density of residential in the immediate area.

DESCRIPTION:

The property comprises a small commercial premises which was previously trading as "The Music Room". Internally there are 3 No. rooms; a kitchenette and a toilet. Suit many uses. There is the use of 3 car park spaces to the front of the property subject to agreement with site owners.



ACCOMODATION: 39.25sqm (425sqft). There are spotlights, ceiling tiles, kitchen fittings, electric storage heaters and an alarm.

TITLE: 500-year lease. **BER:** G

RATES: €1,435.83 (2022)

SERVICE CHARGE: €1,967.16 (2022)

PRICE: €200,000

VIEWING: Strictly by Appointment.

PSRA Licence No: 001142

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DISCLAIMER

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