

# Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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## RETAIL - TO LET



### 3 FARMHILL ROAD, GOATSTOWN, DUBLIN 14 D14T9R3

- Retail Ground Floor – approx. 67.5sqm
- Popular Location beside Lynam's Convenience Store and Greenville Deli
- Flexible Lease

## LOCATION:

The premises are located approximately 6kms south of Dublin City Centre, in the popular suburban area of Goatstown, close to all amenities including schools, churches and in a parade of shops which include Hairdressers, Coffee Shop, Chemist/Pharmacy, Post Office/Convenience, Delicatessen Store and Dental Clinic. The premises would suit many different type of uses.

## DESCRIPTION:

The premises comprise a ground floor shop which is currently used as a Beauty Salon fitted out into individual studios.

## ACCOMODATION:

**Ground Floor Shop:**      **Approx. 67.5sq.m**

**LEASE:**                      **Flexible**

**RENT:**                        **€23,000pa**

**RATES:**                      **€1,464.23**

**VIEWING:**                    **Strictly by Appointment**

PSRA Licence No. 001142

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