



FOR SALE

43 Ranelagh Village

Ranelagh | Dublin 6

Mixed Use Property

Apartment & Investment Retail Unit

(Pharmacy Tenancy Not Affected)



3



1



169.37sqm



01 490 3201



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For Sale by Private Treaty

LOCATION

The property is situated in Ranelagh Village at the intersection with Chelmsford Road and Ranelagh Village. The property is located approximately 1 km south of Dublin city centre. The subject property is situated in an established, well-regarded south Dublin residential suburb with neighbourhood centres comprising restaurants, grocery shopping, financial institutions and education institutions servicing the local community. Ranelagh Village, where the subject property is located, comprises a variety of commercial uses and residential properties in the form of private dwellings and apartments. The area is well-served by public transport in close proximity to the subject property. The LUAS station servicing Ranelagh Village is on the opposite side of the Street further up the village.

DESCRIPTION:

The property comprises of a Red brick two storey building, with retail on the ground floor and three-bedroom duplex apartment overhead & rear access via laneway.

The Ground floor Pharmacy retail unit extending to a gross area of c.60.34 sq m / 649.51 sq ft, currently lay out as follows, Retail shop floor, Pharmacy drug preparation room, Lavatory, and storeroom. The retail shop is Leased on a 35-year lease from the 29th January 1999 and has a current passing rent of €22,766.40 plus rates and fifty two percent of the insurance, with a rent review due November 2023. Ground Floor Tenant not affected.

The overhead three Bedroom Duplex apartment with own door access, extending to c.109.03 sq m / 1173.63 sq ft, in need of refurbishment throughout and consists of an Entrance hallway, staircase to first return, Kitchen, Bathroom, Livingroom, & three Bedrooms.



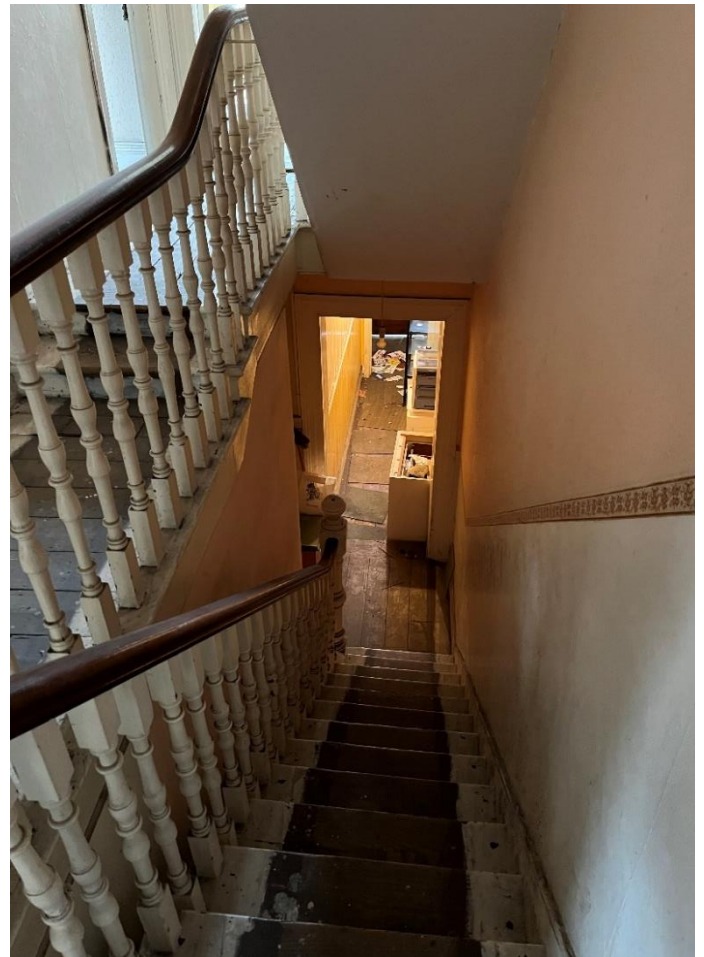
ACCOMMODATION:

Investment Property (Let to Pharmacy)

Retail shop floor	c.36.9 sq m
Pharmacy Drug Prep Room	c.14.5 sq m
Lavatory	c.2.14 sq m
Storeroom	c.6.8 sq m
Gross Floor Area	c.60.34 sq m

Duplex Apartment

Entrance Hallway	6.7m x 1.06m	
<i>Staircase to 1st Return</i>		
Kitchen	3.13m x 1.47m	Features store press with stainless steel sink , hot-press
Bathroom	2.09m x 1.97m	Features W.C, W.h.b & Bath
<i>2nd Return</i>		
Livingroom	5.6 x 4.86m	Feature marble surround open fireplace
Bedroom 1.	4.5m x 3.56m	Features cast iron surround with tile inset, open fireplace
<i>3rd Return</i>		
Bedroom 2.	5.28m x 3.24m	Features cast iron open fireplace & Velux window
Bedroom 3.	2.96m x 2.17m	Features Velux window.



Features

- Prime Location
- Current passing rent for Pharmacy €22,766.40 per annum.
- Direct access to shops.
- LUAS station and amenity space.
- Excellent high demand rental location.
- Rear Access via Laneway

Services

ESB

Mains Water & Sewage







VIEWINGS:

BY APPOINTMENT ONLY

BER Residential:

G (116423369)

BER Retail Unit:

C1 (800913113)

PRICE REGION:

€650,000



**JP&M
DOYLE**

Established. 1952

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