

For Sale by Private Treaty



**4 & 5 Military Road**

**Ballybrack, Co. Dublin**

**BER C1**

2 Retail Units plus 2 Residential Units  
c. 307sq.m. / 3,309sq.ft.





## Location:

The property is situated close to the junction of Killiney Hill Road and Military Road next to a host of amenities. Some of the surrounding retail occupiers include The Igo Inn Pub, Applegreen Service Station, Paddy Power and Centra amongst others. The property is within 3 minutes of the N11 and M50 motorway / road network and the area is served by the 45A bus route.

## Description:

An attractive property consisting of two Ground Floor retail units together with 2 apartments. The shop units front onto Military Road in the heart of Ballybrack providing a great profile and in the vicinity of other well established retail occupiers next to the crossroads of the Village. The two residential units consist of a two bed apartment at First Floor level and a one bed Ground Floor apartment to the rear of No. 5 Military Road accessed over a shared laneway.

## Accommodation & Tenancies:

Approximate Gross Internal Area	Sq.m.	Sq.ft.	Vacant possession of the entire is available if required.
Retail Unit, No. 4 Military Road	125.5	1,351	Vacant
Retail Unit, No. 5 Military Road	50.2	541	Post Office. Currently occupied on temporary convenience basis paying a rent of €8,400 pa.
2 Bed Apartment (First Floor)	79.0	851	Let on a 12 month lease at €900 per month.
1 Bed Apartment (Ground Floor Rear)	52.6	566	Vacant

## Price:

On Application.

## Tenure:

Freehold.

## BER:

B.E.R.: C1 499.68kWh/m2/yr  
B.E.R. Number: 800477762

## Viewing:

By appointment only with sole agents Finnegan Menton.  
Contact David Rowe or Nicholas Corson on 01 614 7900.



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