

# To Let

By way of Assignment or Sub-lease

BER D1

## Ground & Part First Floor, Seamus Ennis Road, Finglas, Dublin 11



- Former retail banking unit with ancillary space on first floor.
- Extending to approximately 193.62 sq. m (2,084 sq. ft).
- High profile location within Finglas adjacent to the Finglas Village Centre.
- Located within a busy retail parade with a range of amenities nearby.

**GVA** Donal O Buachalla

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## Location

The property is located on the ground and part first floor of a former banking unit adjoining a retail parade on Seamus Ennis Road in Finglas Village. Surrounding occupiers include Supervalu, Power City, Costa Coffee and Bank of Ireland.

Finglas is a well populated north Dublin suburb situated close to Junction 5 on the M50 and 6km from Dublin city centre.

The location is well served by public transport links including a variety of Dublin Bus routes providing ease of access to the city centre and its environs.

## Description

The property comprises a retail unit on the ground floor and additional ancillary space on the first floor. The accommodation is accessed via an entrance fronting the property onto Seamus Ennis Road.

The accommodation presents well, with a mix of open plan and cellular space extending to a total floor area of approximately 193.60 sq. m. (2,084 sq. ft.).

The specification includes: carpet tiled floors, plastered and painted walls, suspended ceilings, recessed lighting, air conditioning, electric storage heaters, toilet and kitchen facilities.

## Accommodation

The floor area is as follows:

Description	Sq m	Sq ft
Ground Floor	165.90	1,785.73
First Floor	27.70	298.16
<b>Total</b>	<b>193.60</b>	<b>2,083.89</b>

## Lease

The property is currently held under the terms of a 35 year lease from 10 December 1996, subject to a passing rent of €88,000 per annum.

The accommodation is available to let by way of an assignment. A short term sub lease may also be considered.



## Services

We understand that all mains services are connected to the property.

## Rent

On Application

## BER Details

BER: D1  
BER No.: 800008963  
EPI: 112.2 kWh/m<sup>2</sup>/yr

## Viewing

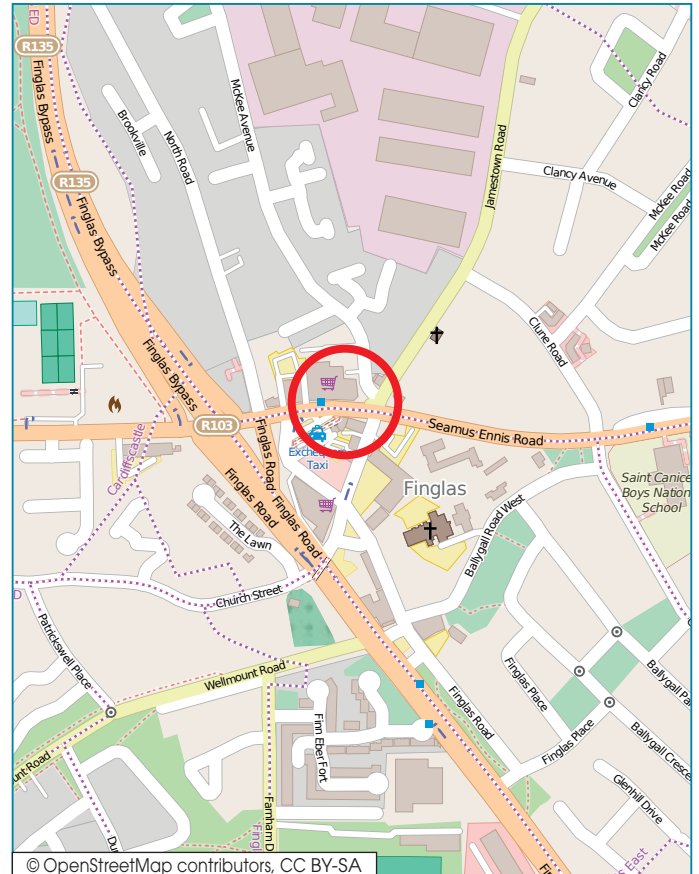
Strictly by appointment with the sole letting agents.

## Contact

For further information or to view please contact:  
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