



#### BER RATING

BER Rating: **BER E2** to **BER C**  
BER Numbers available from the agents.

#### SOLICITORS

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**QUINN  
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406



408



406



408

## 406 & 408 CLONARD ROAD KIMMAGE DUBLIN 12

**Excellent Investment / Refurbishment Opportunity**

Comprising 2 commercial / garage units  
and 7 residential units  
Full vacant possession  
Available in 1 or 2 lots

**FOR  
SALE**

**01 662 3113**  
www.quinnagnew.ie





## LOCATION

The properties are situated on Clonard Road near to Kimmage village.

Clonard Road links Kimmage with Walkinstown, Harolds Cross and Crumlin village.

The area offers a mixture of established residential housing, light industrial use, parks, and services serving a large catchment area in South Dublin.

Clonard Road also benefits from excellent commuter connections to Dublin City Centre and the M50. The area is well serviced by Dublin Bus.

Nearby occupiers include Leo Pharma, Emcon Systems Limited, Irish Ventilation and Filtration Limited, Capital Fencing.

## DESCRIPTION

The property comprises an investment opportunity comprising two independent commercial motor garage units and 7 apartments.

The motor garages currently operate as general motor repair units to the rear of 406 and VTN Vehicle Test Centre which carries out vehicle testing inspections on behalf of the Department of Transportation at the rear of 408.

Both commercial units offer off-street parking and provide high level efficient working spaces and would suit a variety of different uses subject to PP.

The opportunity also exists to convert the residential element apartments into two single residential properties spp.



## ACCOMMODATION

**LOT 1** - No. 408 comprises 5 one bed residential units, of which 2 have undergone extensive refurbishment.

The motor repair unit to the rear of No. 408 has a roller door with a height of c. 2.4 meters and an area of c. 107.2 sq. m. The property is configured to include workshop, office, staff WC and has the benefit of three phase power.

**LOT 2** - No. 406 comprises 1 two bed and 1 one bed residential units, of which the 2 bed has been cleared and is ready to receive refurbishment.

The motor repair unit to the rear of No. 406 has an electric roller shutter with a height of c. 4.5 meters facing on to Clonard Road and two vehicle access points to the side.

The property is configured to include workshop, office, WC and has the benefit of three phase power. Further parking is available on-street.

**LOT 3** - Entire.

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

## OPPORTUNITY

### Commercial Units:

These units present an opportunity for both owner occupier and / or investor to build on an existing established motor servicing outlet.

Note: Business and equipment not included in the sale. Please make enquiries with agent.

### Residential Units:

Two of the units are finished to a high standard the other units require refurbishment to achieve full market rent with the proximity to Crumlin Hospital.

## TITLE

Freehold.

