

**Lisney**

**26 Monkstown Crescent,  
Monkstown, Co. Dublin**

For Sale



- Freehold commercial premises in a high profile location
- Suits many uses subject to planning permission
- Existing use for tyre sales and fitting, motor repairs and stores
- Zoned for Neighbourhood Centre Facilities

01-638 2700

## LOCATION

The subject property occupies a central location in the heart of Monkstown, close to the junction of Monkstown Road and Carrickbrennan Road. The property is located on the eastern end of Monkstown Crescent. Monkstown Crescent is a continuation of Monkstown Road, which forms one of the main arterial routes from Dun Laoghaire to the City Centre.

The surrounding area is a superb commercial location situated approximately 9km south of Dublin city centre. The N11 (Dublin/Wexford route) is located approximately 3km from the property which provides excellent access to the main arterial routes into Dublin city in addition to the M50 motorway.

The property benefits from all the related amenities of Monkstown Village & Dun Laoghaire town centre. The DART rail system is within close proximity at Salthill and Monkstown station while Dun Laoghaire harbour is located approximately 1km from the property.

## DESCRIPTION

The subject property comprises a two-storey terraced commercial premises with the benefit of a forecourt to the front elevation, on a total site of approx. .012ha. (.03 acres).

The building is of masonry block construction finished externally with a pebbledash block finish. The entire is finished with a pitched slated roof.

Access to the property is via one standard folding steel shutter door to the front elevation. Internally the building is finished to a basic specification, and is currently used for tyre sales, tyre fitting, motor repairs and storage purposes.

## ACCOMMODATION

The approximate floor areas of the existing building are as follows:

Description	Sq. M.	Sq. Ft.
Gross External Area	60.8	654.4

## SERVICES

All mains services are available.

## TOWN PLANNING

The site is zoned objective NC "to protect, provide for and/or improve neighbourhood centre facilities" in the Dun Laoghaire Rathdown County Development Plan 2010-2016. The property is also located in a Candidate Architectural Conservation Area.

## RATEABLE VALUATION

The rateable valuation is €26.66.

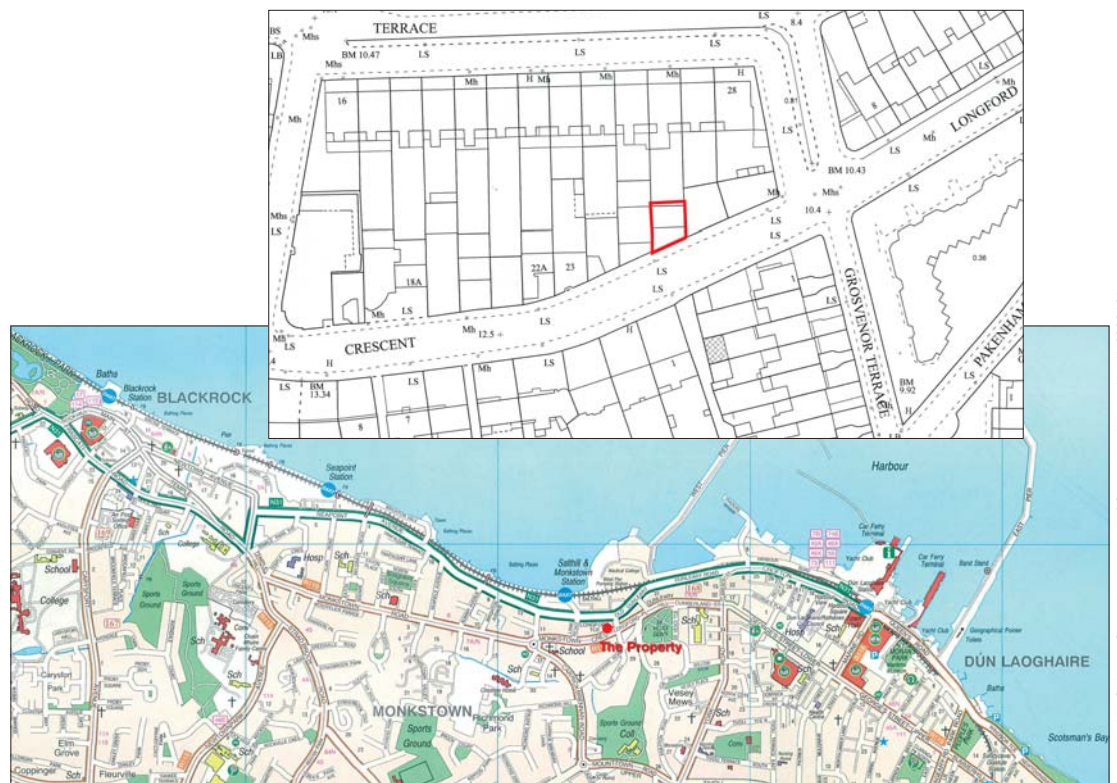
## PRICE

On application.

## FURTHER INFORMATION

Strictly by prior appointment with Lisney.

Contact Ross Shorten or Maeve Furlong on (01) 6382700.



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Lisney



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www.lisney.com