FOR SALE BY PRIVATE TREATY

25 RANELAGH

DUBLIN 6

Trading as Redmonds of Ranelagh

A PRIME MIXED USE OPPORTUNITY IN THE HEART OF RANELAGH (AVAILABLE AS A GOING CONCERN OR WITH VACANT POSSESSION)

The building would suit a variety of purchasers including those looking to trade the existing business, use the premises for an alternate use or indeed create an investment opportunity.

BDM Property

Key Information

A Prime Mixed Use Investment Opportunity in the heart of Ranelagh Village

Ground Floor Retail: Retail/Off-Licence c. 356 Sq.M. (3,832 Sq.Ft.).

1,477 Sq.Ft. of Prime Retail Space Plus Rear Stores, Office & Staff Facilities.

Residential: 2 Own-Door Two-Bedroom Apartments at First-Floor Level

Apartment 1: Approx. 71.7 sq.m., together with a private terrace of c.17.57 sq.m.

Apartment 2: Approx. 72.54 sq.m., together with a private terrace of c.17.6 sq.m.

Available as a Going Concern or with Vacant Possession on the Entire

Suitable for owner-occupiers, investors and operators: Alternative uses (STPP)

Upgraded: The building was substantially upgraded and extended in 2008.

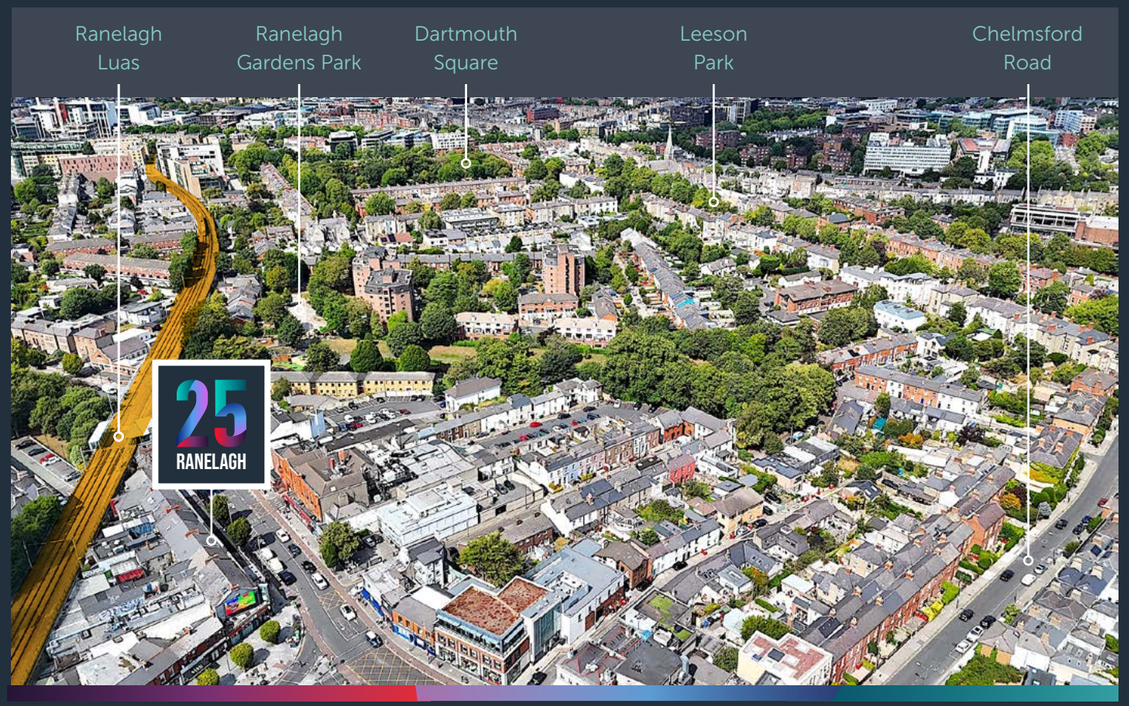
Strategically located beside the Ranelagh Luas Stop

BER Commercial

BER B

Residential

BER C



Location

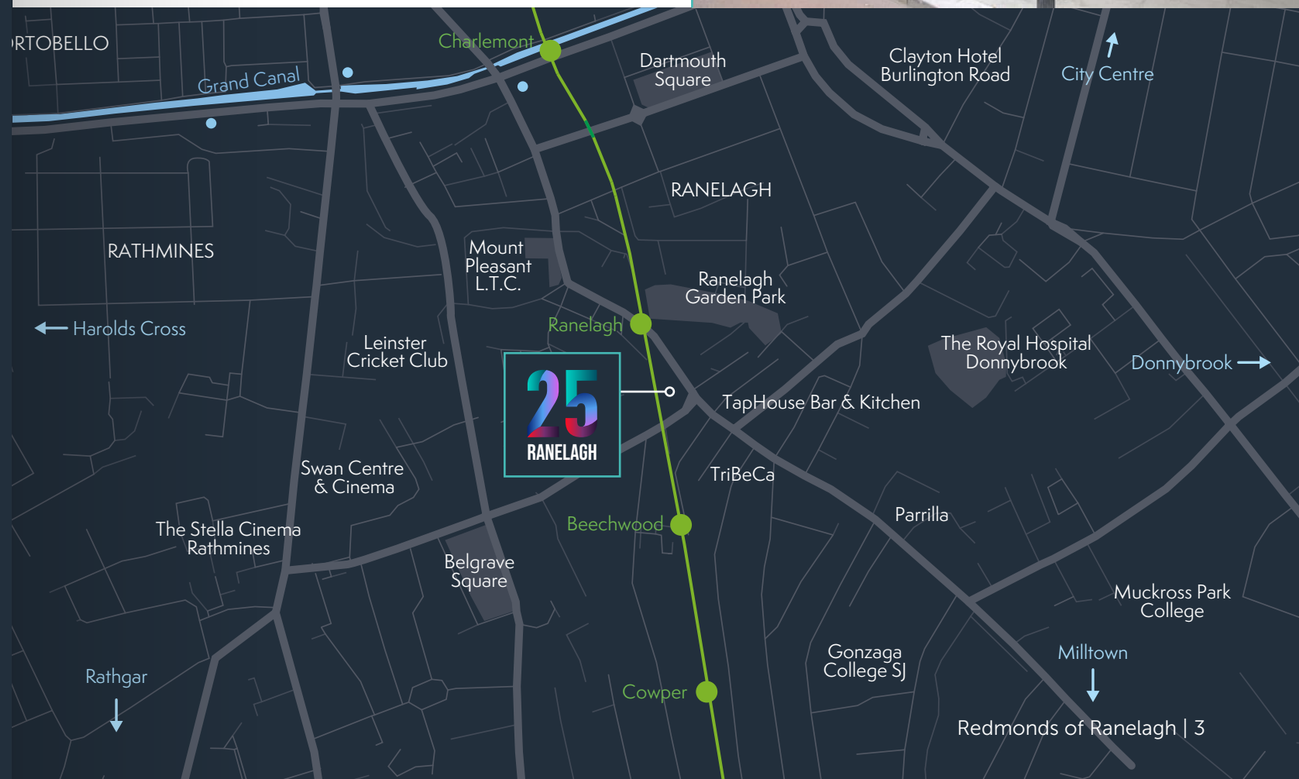
25 Ranelagh is situated close to the Triangle and enjoys a prominent position with excellent frontage onto its busy thoroughfare in the heart of Ranelagh Village. The property benefits from substantial passing pedestrian and vehicular traffic throughout the day and evening.

Ranelagh is a well-established and affluent south Dublin suburb. The immediate area provides an extensive mix of shops, boutiques, restaurants, coffee shops, bars and leisure uses. Nearby occupiers include SuperValu, Lidl, Spar, Wowburger, Kinara Kitchen, FLYEfit, Burke's Pharmacy and McSorley's Public House.

The property is highly accessible by public transport. Ranelagh Luas Stop is located approximately 70 metres north-west of the property, while numerous Dublin Bus routes serve the surrounding area.

The Property

25 Ranelagh comprises a prominent two-storey mixed-use building arranged as a ground-floor retail off-licence unit with two first-floor residential apartments overhead. The property has high-profile frontage onto Ranelagh's busy thoroughfare, together with a shared laneway access to the apartments and rear stores.

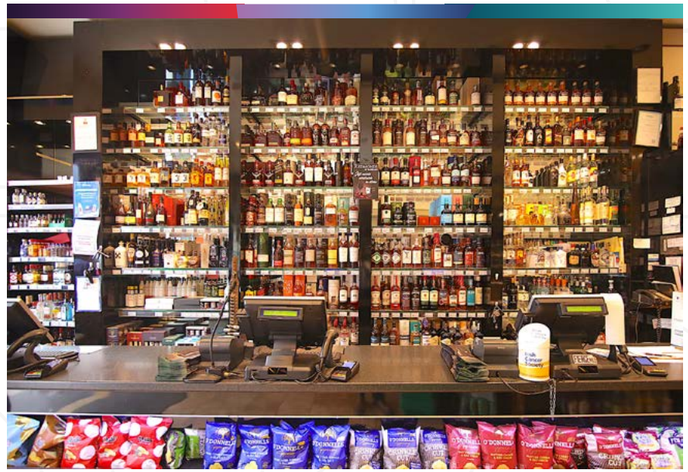


Description

The ground floor has traded as Redmonds of Ranelagh since 1943. The building was substantially upgraded and extended in 2008 with the existing façade being refurbished, while the rear ground-floor extension and the first-floor apartments were newly constructed as part of those works.

The upgraded ground floor area now extends to approximately 356 sq.m. (3,832 sq.ft.) in total. This includes approximately 1,477 sq.ft. of prime retail space, with the remaining accommodation providing purpose-built stores, back office and staff facilities.

356 SQ.M.
3,832 SQ.FT.



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Two Apartments

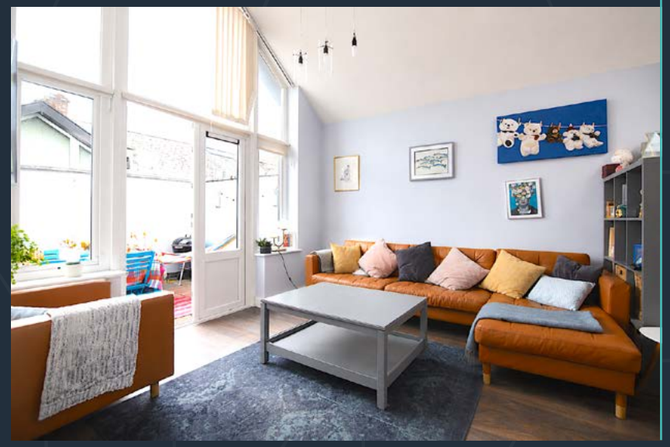
At first-floor level there are two impressive own-door two-bedroom apartments, each with a secluded private terrace.

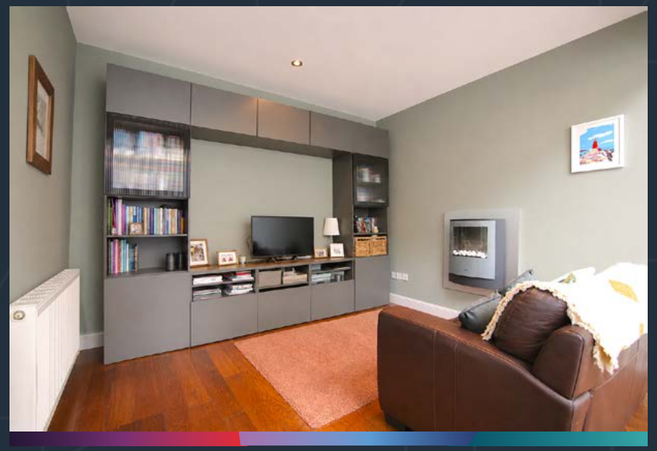
The apartments are accessed from a private shared laneway off Ranelagh's main road. The laneway also facilitates goods and deliveries to the off-licence and neighbouring pharmacy.

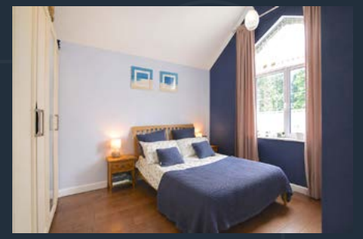
We understand that each property benefits from a mutual right of way over this laneway.

Apartment 1
Extends to approximately 71.7 sq.m. with a terrace of approximately 17.57 sq.m.

Apartment 2
Extends to approximately 72.54 sq.m. with a terrace of approximately 17.6 sq.m.







Availability

The property is available for sale either as an established going concern or with vacant possession, providing flexibility for both owner-occupiers and investors alike.

GOING CONCERN

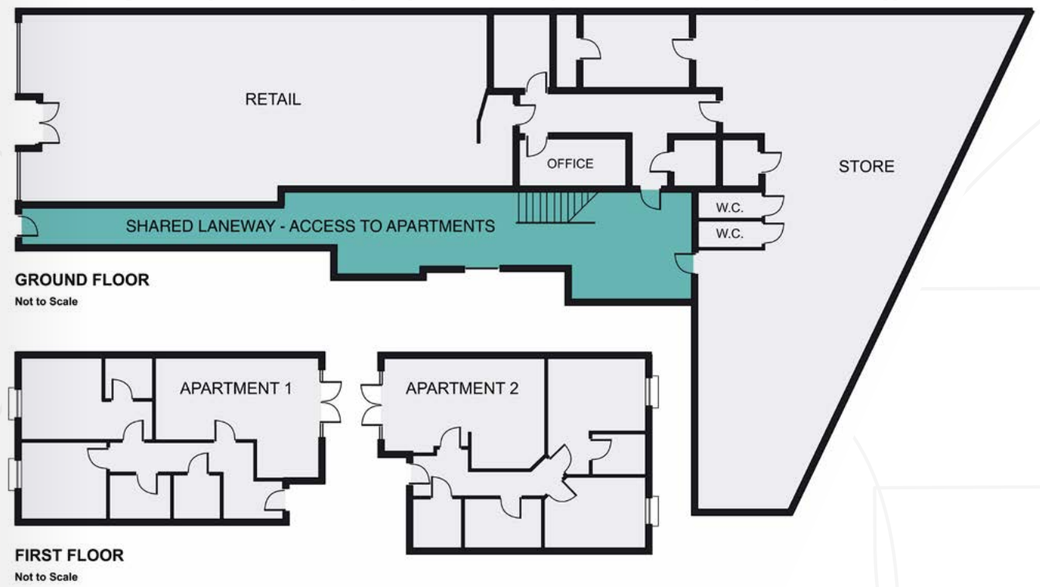
The ground floor off-licence is available as an established going concern, providing an incoming purchaser with the opportunity to acquire the existing trading business together with the associated goodwill, fixtures, fittings and equipment, subject to the terms of sale.

Accounts are available on request subject to the signing of an NDA

VACANT POSSESSION

Alternatively, the entire property can be acquired with vacant possession, including the ground floor commercial premises and two residential apartments overhead. This provides an owner-occupier or investor with the opportunity to operate the ground floor premises under their own business model or consider alternative uses, subject to the necessary planning and licensing requirements - The 2 apartments will be sold with Vacant Possession.

Floor Plan



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Trading as Redmonds of Ranelagh

TITLE
Freehold

GUIDE PRICE
On Application.

POSSESSION
Available as a Going Concern or with Vacant Possession on the Entire - Trading accounts are available on request

ZONING
Zoning Objective Z4: To provide for and improve mixed-services facilities

BER
Commercial
BER B
Residential
BER C

VIEWING
Strictly by appointment with BDM Property.

Agent

BDM Property

29 Dawson Street,
Dublin 2, Ireland.
T: 01 679 5265
W: bdmproperty.ie
E: info@bdmproperty.ie

CATHAL KELLY
T: +353 (0)1 679 5265
E: cathal@bdmproperty.ie
PSRA: 003571-009078

OISIN O'NEILL
T: +353 (0)1 679 5265
E: oisin@bdmproperty.ie
PSRA Number: 003571-010702

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PSRA No: 003571