



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Area 3 Commercial Property Rathdrum Civic Centre, Rathdrum, Co. Wicklow



For Sale by Private Treaty

Derelict Granite Building for Commercial Use on a 373.7 m² plot at Rathdrum Civic Centre. Rathdrum Civic Centre will accommodate Health Care Executive Primary Care Units, General Practitioner Care and Nursing Home as well as a state of the art Pharmacy and ancillary Retail Users. It is envisaged that the scheme will include a Restaurant and Café as well as some Convenience Retail.

Guide Price €60.000

BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow.

Tel: 0404 29912 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

This is a rear and unique opportunity to purchase a commercial property at centre of Rathdrum. This derelict granite building is situated on a 373.7m² plot. It is suitable for any Office or Retail function or can be used as a Workshop.

The Civic Centre is under construction and will consist of the following:

Area 1 – 6775.7 m²
Nursing Home – 88 Bedrooms

Area 2 – 5194.5 m²
Health Care Executive Primary Care Units
General Practitioner Care
Pharmacy
Library
Café

Area 3 – 373.7 m²
Office or Retail Unit

Area 4 – 150 m²
Office or Retail Unit

Area 5 – 47 m²
Office

Directions: From Dublin take the 16th exit from the M11 and take the 1st exit at the roundabout. In Rathnew village take the 2nd exit at the roundabout toward Rathdrum. Drive about 13 km and at the junction of Avon Motors turn right toward Rathdrum town Centre.



***Viewing the property is very highly recommended and
Strictly By Appointment Only***

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