

FOR SALE BY PRIVATE TREATY

Excellent Investment / Development Opportunity

APOLLO HOUSE

SUNDRIVE ROAD, KIMMAGE,
DUBLIN 12



INVESTMENT/ DEVELOPMENT SUMMARY

Short Term Income of €130,000 p.a.

Potential for 24 apartments or 50 student accommodation bedrooms (S.P.P.)



**APOLLO
HOUSE**

Currently part leased (ground floor only)
to BoyleSports and EuroLee

Rental income of €130,000 p.a.

Excellent asset management initiatives
with upper floors currently vacant

Full planning (ref: 2783/21) for 4×2 bed
apartments at mezzanine level

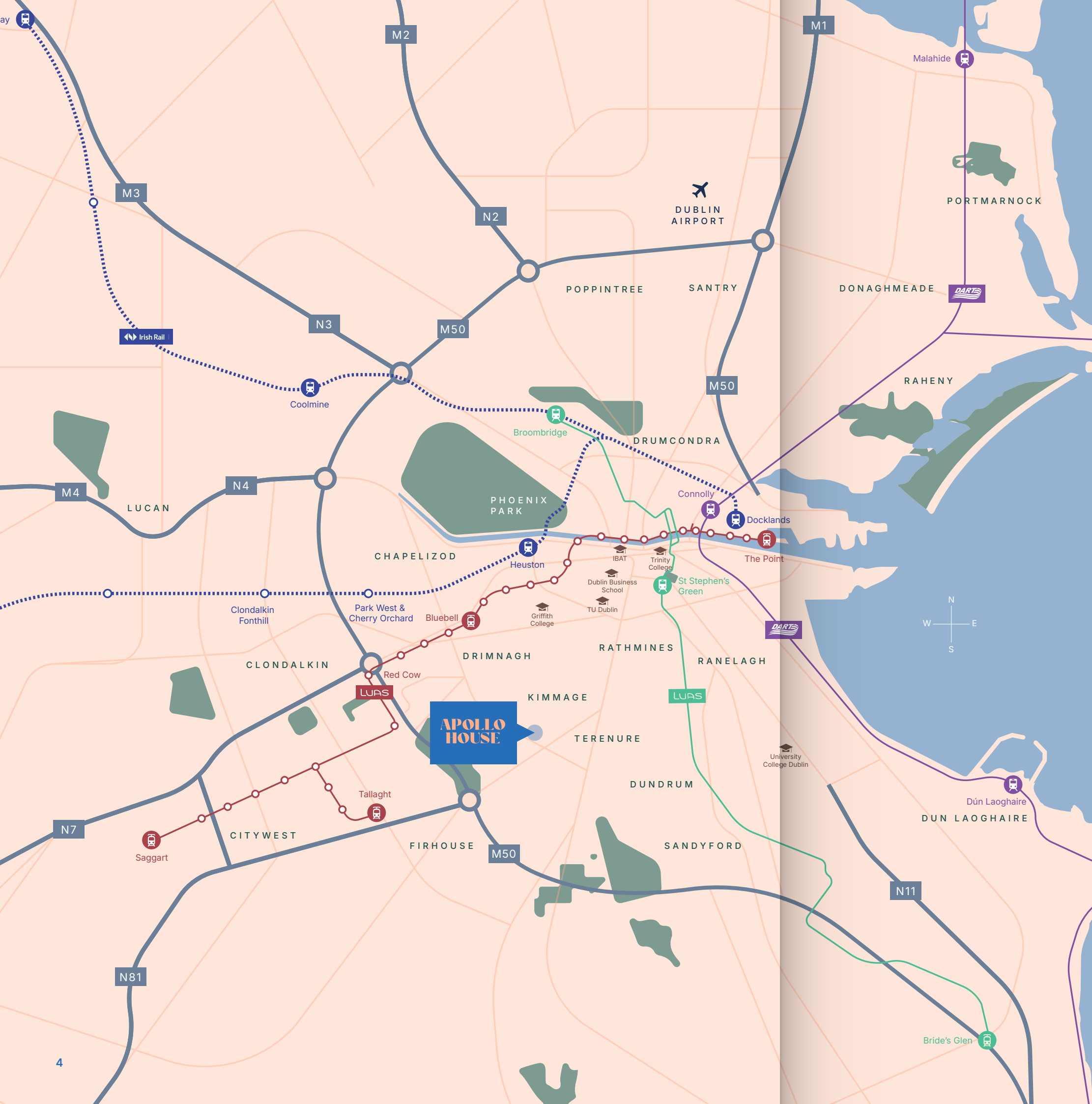
Well established and mature south Dublin
residential location

Scope for redevelopment / additional floors

Potential for 24 apartments or 50 bed student
accommodation scheme over 6 storeys (S.P.P.)

Z4 Zoning – PBSA and residential uses
permissible / open for consideration

Convenient connectivity to Dublin's CBD
and third level institutions



LOCATION

The property is situated in Kimmage, approximately 3km southwest of Dublin City Centre.

Kimmage is a well-established Dublin suburb and is considered an excellent residential location given its proximity to Dublin City Centre.

The area enjoys a wide variety of social and sporting amenities with many cafes, bars, restaurants, fitness centres and sports clubs in Kimmage and nearby Harolds Cross and Terenure. In addition, the 17-hectare Eamonn Ceant Park is accessed just 100 meters to the north of the property and Sundrive Shopping Centre, which includes SuperValu, is located on the opposite side of Sundrive Road.

In general, the immediate surrounding area is primarily residential in nature and characterised by low rise housing estates with commercial uses interspersed.

Apollo House is prominently positioned fronting Sundrive Road and benefits from excellent Dublin Bus connectivity with several routes servicing the surrounding area including the 83, 83A, S2, 9 and 54A. Furthermore, there is a cycle lane along Kimmage Road Lower connecting with Harolds Cross Road providing access to Dublin City Centre within 15 minutes.



Dublin Bus

83 | 83A | S2 | 9 | 54A



Cycling

15 min to city centre

THE PROPERTY

Apollo House is a modern four storey over basement mixed-use asset, built circa 2006 which extends to a gross floor area of 17,826 sq. ft. (1,656 sq. m.).

The ground floor comprises two high profile retail units currently let to BoyleSports Bookmakers Limited and Eurolee Discount Store.

The first floor is provided with vacant possession and has the benefit of planning permission (ref: 2783/21) for four 2-bedroom apartments ranging in size from 75.60 sq. m. to 94 sq. m. The second floor has permission for office use and is also provided with vacant possession. An impressive three-bedroom apartment is located at penthouse / third floor level, benefiting from panoramic views over Dublin.

The building is accessed via Sundrive Road to the front and a narrow laneway via Sundrive Park to the rear. A hydraulic car lift to the rear provides access to 13 car parking spaces at basement level.

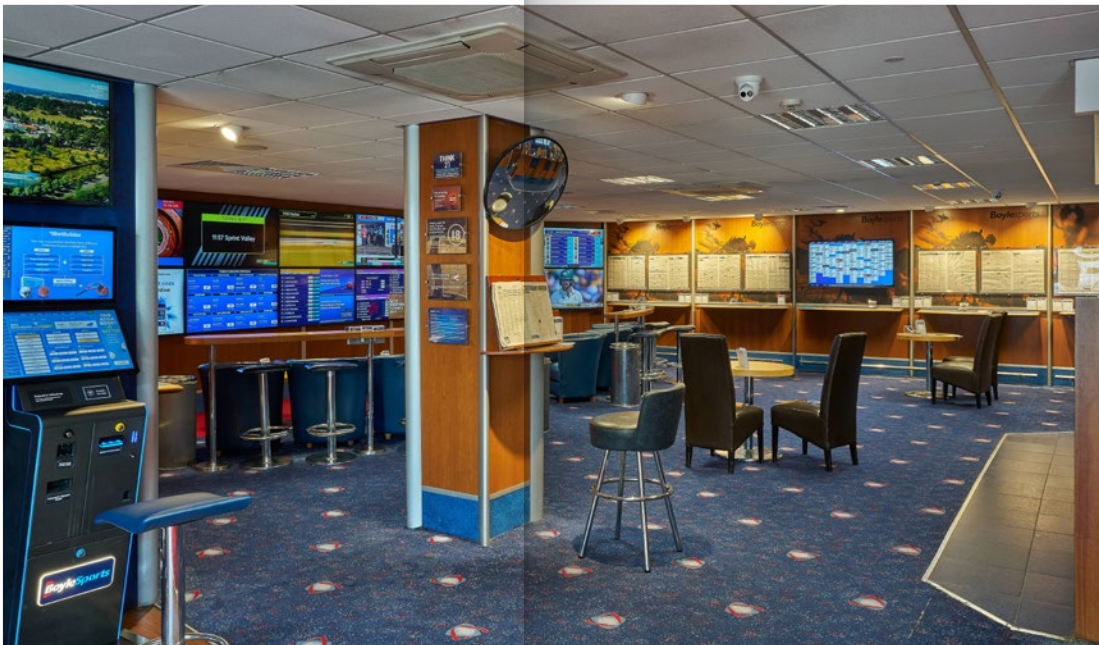
The buildings are situated on a site extending to approximately 0.21 acres (0.08 ha) which is bound by Sundrive Road to the west, a single storey commercial unit to the south, 4 storey residential buildings to the east and commercial / retail uses to the north.

SCHEDULE OF ACCOMMODATION

| FLOOR | SQ. M. | SQ. FT. |
|--------------|--------|---------|
| Ground Floor | 514 | 5,533 |
| First Floor | 416 | 4,478 |
| Second Floor | 416 | 4,478 |
| Third Floor | 310 | 3,337 |
| TOTAL | 1,656 | 17,826 |

Floor plans available on request.

The property has been measured in accordance with the SCS1 Measuring Practice Guidance notes. The gross internal measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way. This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.



TENANCY

Eurolee Discount Store

Eurolee Discount Store currently occupy the ground floor retail unit A, which comprises 1,505 sq. ft. The lease commenced on 1st August 2022, for a term of 4 years and 9 months. Vacant possession can be secured upon lease expiry on 1st of May 2027.

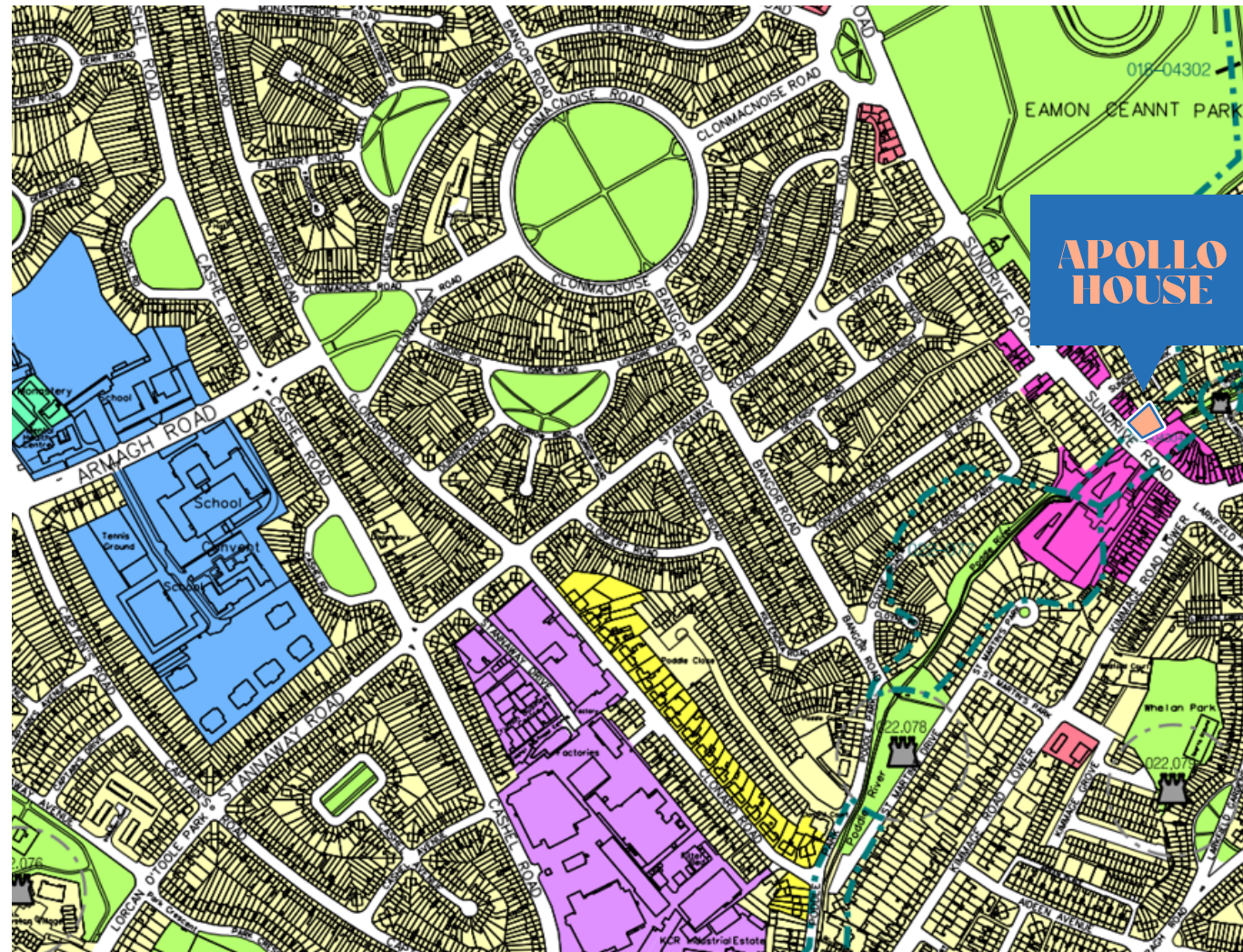
BoyleSports

BoyleSports Bookmakers Limited currently occupy the ground floor retail unit B, extending to 2,571 sq. ft.. The lease commenced on 1st of January 2006, with a term of 20 years, generating a rental income of €100,000 p.a. There is no Deed of Renunciation in place.

ZONING

Apollo House is zoned Z4 under the 2022-2028 Dublin City Development Plan.

The objective of this zoning is to provide for and improve mixed-services facilities within urban villages, fostering vibrant and accessible communities. Permissible uses include retail (district, local, neighbourhood), community facility, education, residential, office, medical, restaurants.



EXCELLENT DEVELOPMENT POTENTIAL

Reddy Architecture have prepared a feasibility study that considers the redevelopment of the existing building.

The study analysed two scenarios including a potential residential apartment scheme and Purpose-Built Student Accommodation (PBSA) scheme. The apartment scheme indicates potential for 24 units to be laid out over 6 storeys over basement (i.e. two additional floors). The proposed unit mix is as follows:

- 10 no. 1 bed units (42%)
- 13 no. 2 bed units (54%)
- 1 no. 3 bed units (4%)

The proposed PBSA scheme assumes the same massing as the above apartment scheme (6 storeys over basement) comprising 50 student accommodation beds.

This study has been reviewed against National, Regional, and Local Planning Policies and objectives and is broadly in line with same.

A copy of the feasibility study is available on request.





APOLLO HOUSE

FURTHER INFORMATION

Method of Sale

For Sale by
Private Treaty

Viewings

All viewings
are strictly by
appointment through
sole agent JLL.

Title

We understand that
the property is held
under Freehold or
equivalent title.

Data Room

Interested parties will, at
the vendor's discretion, be
provided with access to a
dedicated Data Room.

BER Rating

BER C2

CONTACTS

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