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149 Church Road, East Wall, Dublin 3

Starting Bid: €395,000.00



For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to present a unique opportunity to acquire a mixed-use property in the heart of East Wall.

149 Church Road, is a ground-floor commercial unit, formerly the home of the well-known Curtis Family Butchers for 61 years, offers endless potential for various business ventures. The unit is fully equipped with a spacious walk-in fridge, additional storage areas, and the added benefit of rear yard access for deliveries or parking.

The property also boasts two 1 bedroom units on the first floor, making it an ideal investment opportunity.

The first flat comprises a comfortable living/kitchen area, bedroom, and bathroom, offering a private and cosy space.

The second flat, previously used as a hairdressing salon, offers flexibility to continue as a residential unit or be repurposed as an additional commercial space.

Situated on the peaceful, mature residential Church Road, the property benefits from close proximity to the City Centre. It enjoys easy access to the LUAS line, Dublin City Centre, East Point Business Park, IFSC, and the Dublin Port Tunnel. Furthermore, No. 149 is just a short walk from Spencer Dock, IFSC, Eastpoint Business Park, and the heart of Dublin's City Centre, making it perfectly positioned for enjoying city life to the fullest.

149 Church Road is a fantastic opportunity for investors or business owners looking to expand in this vibrant community.

Features

Ground floor commercial unit with a walk-in fridge

Rear yard with additional storage and rear access

Two 1 bedroom flats upstairs, offering rental or commercial potential

Prime location in East Wall, Dublin 3, close to amenities and transport links

Ideal for investors or business owners

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/3909f35eb44c46f787ab5a7664dbfed2/auction-pack>

Entrance - 0.94m x 1.74m

Hall - 4.15m x 1.89m

Counter - 4.15m x 2.42m

Hall - 1.85m x 1.69m

Kitchen - 4.12m x 3.95m

Corridor - 1.98m x 2.34m

Storage - 0.95m x 1.2m

WC - 0.54m x 1.2m

Cold Room - 2.09m x 4.28m

Back Yard - 9.28m x 4.4m

Storage - 1.8m x 1.19m

Storage - 3.1m x 1.49m

Storage - 2.77m x 1.69m

Storage - 2.51m x 1.69m

Landing - 0.77m x 1.44m

Kitchen - 4.01m x 2.72m

Living Room - 2.82m x 2.92m

Hall - 1.65m x 0.86m

Kitchen - 4.27m x 3.3m

Bedroom - 2.83m x 2.34m

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or [iamsold](http://iamsold.ie), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to

pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.