John P. Younge FRICS. FSCSI.,

Auctioneer & Valuation Surveyor.

35, Lower Pembroke Street, Dublin 2, Ireland

Tel: +353 01 661 8428 Web: www.jpyounge.ie Fax: + 353 01 676 5719

E-mail: jpyounge@eircom.net

Mixed-Use Redevelopment Site, c. 1 acre, (0.40469 ha.) with existing landmark Pub.

'THE GONDOLA',

MAIN STREET, NEWCASTLE, CO. DUBLIN.

For sale by Public Auction on Friday, 6th October at 3.00 p.m.

(Unless Previously Sold)

At Buswells Hotel, Molesworth Street, Dublin 2.



'The Gondola', the only Licensed Premises in Newcastle, is located in the heart of the village at the major intersection of Main Street (R120) and Peamount Road, close to Hazelhatch Road and Athgoe Road, in this rapidly expanding satellite town of Dublin, a few minutes' drive from the Naas Road Motorway at Rathcoole. The property is within easy reach of the Greenogue Business Park and in proximity to a number of Residential Developments along this busy route.

The mixed Zoning in the immediate vicinity affords the possibility of both Residential and Village Centre Development, subject to the relevant permissions.





m2	Sq.ft.
104.71	1,127
33.78	364
30.37	327
19.29	208
16.00	172
22.87	246
40.70	438
24.47	263
110.56	1,190
	104.71 33.78 30.37 19.29 16.00 22.87

Carpark with approximately 12 spaces, off Main Street

Paddock to side and rear.

VIEWING: By prior arrangement with the Auctioneer.

Inventory: Inventory of chattels included in the sale, available on request.

Zoning: Under the Dublin South County Development Plan, 2016 – 2022, the Site is Zoned; Village Centre, Existing Residential and New Proposed Residential. Currency of the Plan; 12/06/2016 to 11/06/2022.

Solicitors: DOWNES SOLICITORS, (Mr. JOHN REIDY),
3 Mount Street, Crescent, Dublin 2. Tel. 6762546. <u>jreidy@reidyassociates.ie</u>

JOHN P. YOUNGE. AUCTIONEER & VALUER. FSCSI. FRICS.

Tel. 01-6618428. 0872-775771. E. jpyounge@eircom.net

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BER Applied For. (Auctioneer's Licence No. 003582)

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