SPAWELL COMPLEX

TEMPLEOGUE, DUBLIN, D6W PY06



Approx. 2.80 ha (6.90 acres)

For Sale By Private Treaty | Investment & Development Opportunity (S.P.P)

Bids 5:00 pm Thursday 10th December 2026

Highlights

Landmark property
with excellent profile and accessibility to M50 Junction 11

Site specific objective facilitating **800 sq m supermarket and 5 no. ancillary units**

Established commercial complex producing short-term income of approx. €153,000 per annum

Zoned 'Local Centre' under the South Dublin Development Plan, permitting a range of uses including Nursing Home, Retirement Home, Neighbourhood Centre etc (spp)

Excellent potential for the development of a Nursing/ Retirement Home, Senior Living complex, s.p.p. or potential for a rezoning



Location

Templeogue is an established south Dublin residential suburb situated approximately 9 kms southwest of Dublin City Centre with excellent accessibility to the M50 at Junction 11 (Templeogue/Tallaght). The property is also convenient to a host of other densely populated suburbs including Terenure, Rathfarnham and Knocklyon. The area benefits from numerous residential amenities including Dodder Valley Park, Tymon Park, Orwell Shopping Centre and a wide selection of primary and post primary schools.



The Property

The landmark Spawell Complex occupies a high-profile site extending to approximately 2.80 hectares (6.90 acres). It has the benefit of extensive frontage of approximately 350 metres onto the R137 (Templeogue Road) with additional frontage of approximately 200 metres onto Wellington Lane.

The property currently accommodates a mixed-use commercial complex comprising a licensed premises, ancillary retail and office units, garden centre, Astroturf pitches, various ancillary uses and an extensive surface car park. The existing buildings extend to a total gross floor area of approximately **3,500** sq m (**37,675** sq ft).

Tenancies

The commercial buildings are occupied under various tenancies producing a current rental income of approximately €153,000 per annum. The majority of the occupiers are on a short-term month to month arrangement. Break options exist in respect of the Driving Range, Garden Centre, Public House, and Astroturf premises.

Tenancy Schedule

Occupier	Use	Contract Rent Per Annum	Term	Lease/License Start	Lease End	Break Options
Vacant	Public House	€84,000 Proposed	5 years proposed	TBC	31/10/2031	Mutual break options: 01/07/2028 & 01/07/2030
Just Maths Ltd	Office	€5,371	Mownth to Month	Month to Month	Month to Month	Deed of Renunciation
Spawell Barber Shop	Retail Unit	-	-	-	-	Occupier on notice to vacate; No D.O.R.
High Performance Training Centre	Gym	€12,000	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Just Maths Ltd	Office	€4,771	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Just Maths Ltd	Office	€3,073	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Powerleague	Astroturf pitches & Dome	€82,500	10 years	18/07/2025	17/07/2035	Mutual break options: 17/07/2028 & 17/07/2030
WTA Dance Studio	Dance Studio	€1,793	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Body Design Fitness	Gym	€7,560	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Private Individual	Office	€3,500	Month to Month	Month to Month	Month to Month	Deed of Renunciation
Easy Garden	Garden Centre	€32,500	9 years	01/07/2026	30/06/2035	Mutual break options: 30/06/2028 & 30/06/2030
TOTAL		**€153,068**				
TOTAL (incl. Licensed Premises)		**€237,068**				

*Tenants are not affected. The tenancy summary is provided for indicative purposes only. Prospective purchasers must satisfy themselves as to the accuracy of the information contained herein by inspection of all relevant lease and title documentation. Neither the Vendor nor the agents accept any liability for any error, omission or misstatement.









Town Planning

The property is located in an area zoned Objective 'LC – Local Centre' in the newly adopted South Dublin Development Plan 2022-2028: 'To protect, improve and provide for the future development of Local Centres'.

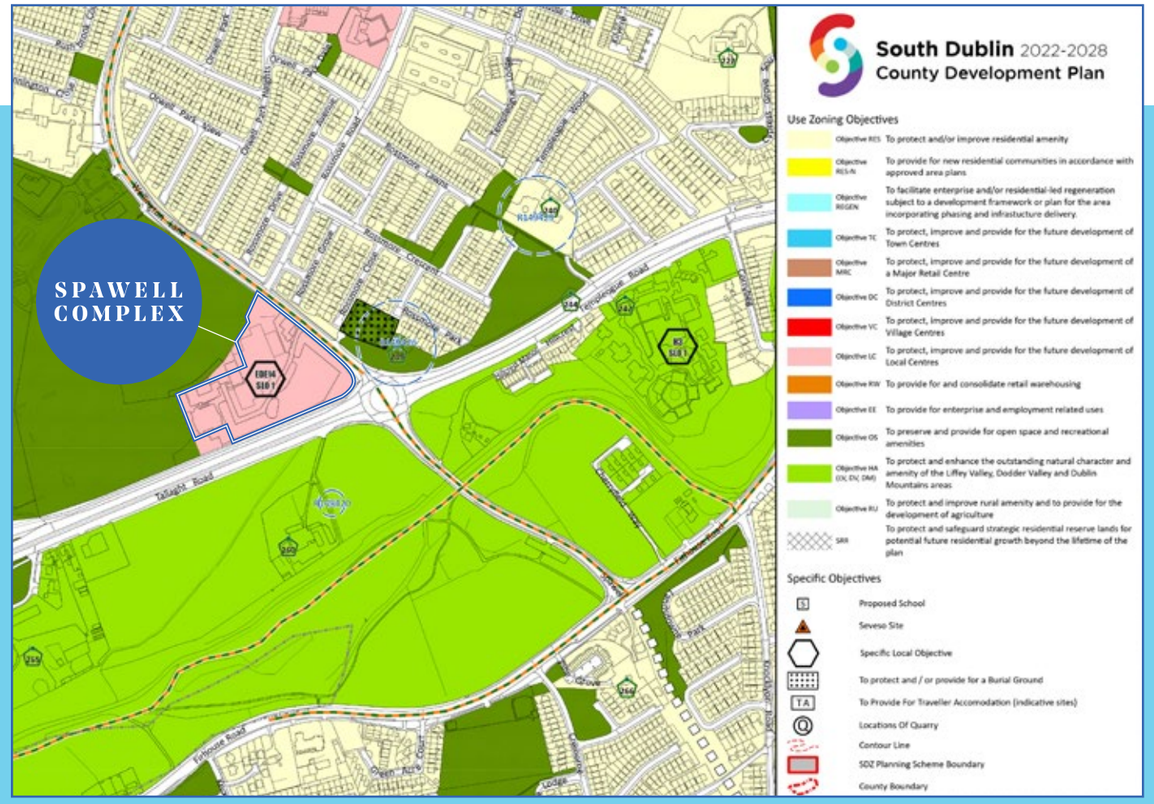
The property is subject to the following site specific local objective:

EDE14 SLO 1:

To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop - neighbourhood to no more than 5 units which may include a supermarket of no larger than 800 sq m gross retail floor area.

Use Classes Related to Local Centre Zoning Objective	
Permitted in Principle	Advertising and Advertising Structures, Bed & Breakfast, Betting Office, Car Park, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery, Work-Live Units.
Open for Consideration	Allotments, Crematorium, Embassy, Hotel/Hostel, Industry-light, Motor Sales Outlet, Office-Based Industry, Offices 100 sq.m – 1,000 sq.m, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/ Facility, Stadium, Traveller Accommodation, Wholesale Outlet.

Planning permission was previously granted for a 149 bedroom hotel, leisure centre and ancillary facilities on the site (SD10A/0006/EP). Planning permission lapsed in April 2020.



The Opportunity

The Spawell complex offers a unique opportunity to acquire a high profile site with excellent connectivity and a newly designated land use zoning which provides scope for a multitude of future uses (s.p.p). The extensive existing buildings provide a potential purchaser with flexible short-term rental income.

The local zoning objective attaching to the site specifically permits up to 5 no. retail/commercial units to include a supermarket (capped at 800 sq m). Given the location within an established residential suburb obvious potential also exists (s.p.p) for the development of a nursing home, retirement village, primary health care facility etc. The previously permitted hotel use remains 'open for consideration' also.

The immediately adjoining lands to the north and west are set to be redeveloped as state-of-the-art sporting facilities by Dublin G.A.A (Planning ref. SD23A/0304 & ABP-321439-24). This will further enhance the leisure amenities in the vicinity. The potential exists for a possible future rezoning of the lands to permit 'Residential' uses in the next iteration of the Country Development Plan.





Proposed Dublin G.A.A sporting facility



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Sales Process

The property is being offered for sale by Private Treaty.

Bids to be received no later than 5:00 pm (17:00 hrs) Thursday 10th December 2026.

Website & Dataroom

Further Information is available in a dedicated data-room. Interested parties may be given access to the data-room upon signing a Non-Disclosure Agreement - www.spawellcomplex.com

Solicitor

Brady McGreevy
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Viewing

Viewings to be strictly arranged through the selling agent only.

Title

Understood to be held subject to long leasehold title for a term of 999 years.

BER

BER D1 G

D1 to G (Numbers available upon request)

Contacts

Selling Agents

bannon

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