

KILRONAN HOUSE, CHURCH ROAD, MALAHIDE, CO. DUBLIN

BER E2

REA GRIMES

**PRIME LOCATION MULTI-TENANT COMMERCIAL
INVESTMENT OPPORTUNITY**

Asking Price: €2,000,000
Annual Passing Rent: €167,304 per annum
Net Initial Yield (NIY) of 7.7%



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PRIME LOCATION MULTI-TENANT COMMERCIAL INVESTMENT OPPORTUNITY

Specification / Key Benefits:

- Multi-unit fully tenanted commercial investment property
- Approx. 621.4 sq m / 6,688.69 sq ft
- Long-term secure income of €167,304 per annum
- Net Initial Yield (NIY) of 7.7%
- Strategically located in the heart of Malahide village

OVERVIEW:

REA Grimes Clontarf are delighted to bring this centrally located commercial premises to the market. Kilronan House is home to 8 businesses and measures approximately 621.4 sq m / 6,688.69 sq ft NIA. It comes with 6 parking spaces to the rear of the property, accessed via a laneway, and an annual rental income of €167,304 per annum with a net initial yield (NIY) of 7.69%.

LOCATION:

Situated in the heart of Malahide village - It is well serviced by excellent public transport, including the DART and Dublin Bus, ensuring fast and easy access to and from the City Centre. Excellent road networks offer easy access to the M1 / M50 motorways and Dublin Airport.

TENANCY

The entire property is fully let with a current passing rent of €167,304 per annum. (Tenancy schedule available on request). Tenants not affected.

USAGE TYPE

Investment

INVESTMENT HIGHLIGHTS

- Multi-Unit Commercial Investment Opportunity
- Comprises of 8 units (fully tenanted / in situ)
- 6 car parking space
- Excellent proven rental location
- Estimated Annual Gross Rental Income of €167,304 per annum
- Freehold title

Ground Floor:

Entrance Hall:

Leading to the medical centre on the ground floor, with stairs leading to 3 further units

Malahide Medical Centre:

Corridor with wooden flooring leading to reception area, office, waiting room, four treatment rooms and a theatre room. Kitchenette with sink, storage room, disabled WC with wash hand basin and WC

Chow Town:

Ground floor own door takeaway unit, with bench and breakfast bar with seating at the front, and kitchen facilities to the rear

Gabors Barbers:

Ground floor own door barber shop with laminate flooring, reception / seating area, cloakroom / staff room, WC with wash hand basin and WC

Tantastic:

Tanning Salon with own door entrance from Church Road. Laminate flooring, four tanning pods, reception / seating area, WC, wash hand basin and storage room

First Floor:

Upstairs there are two WC's, a kitchenette and storage rooms

Tree of Life:

Located to the rear of the building, comprises a large reception and waiting area, 4 treatment rooms / offices and a large events room

Nails by Martha:

With laminate flooring located to the front of the building, comprises an open plan room operating as a nail salon

Chiropodist / Perfect White Smiles:

Shared waiting area, WC, and kitchenette; the Chiropodist has 2 treatment rooms and Perfect White Smiles has a treatment room and an office

COMMERCIAL RATES 2021

Paid by tenants

BER DETAILS:

Rating: E2

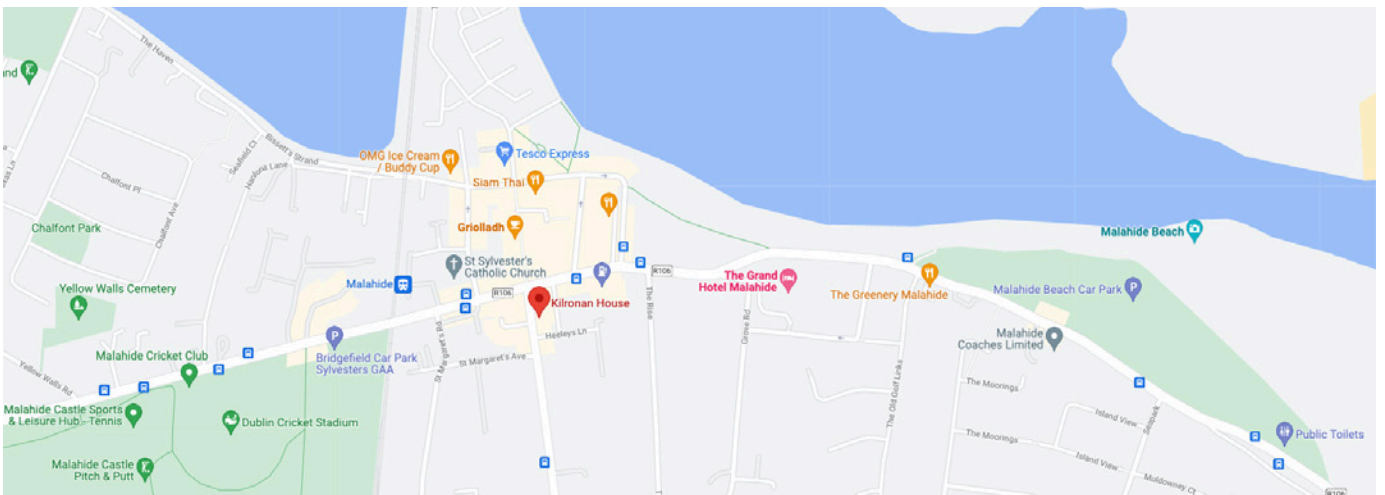
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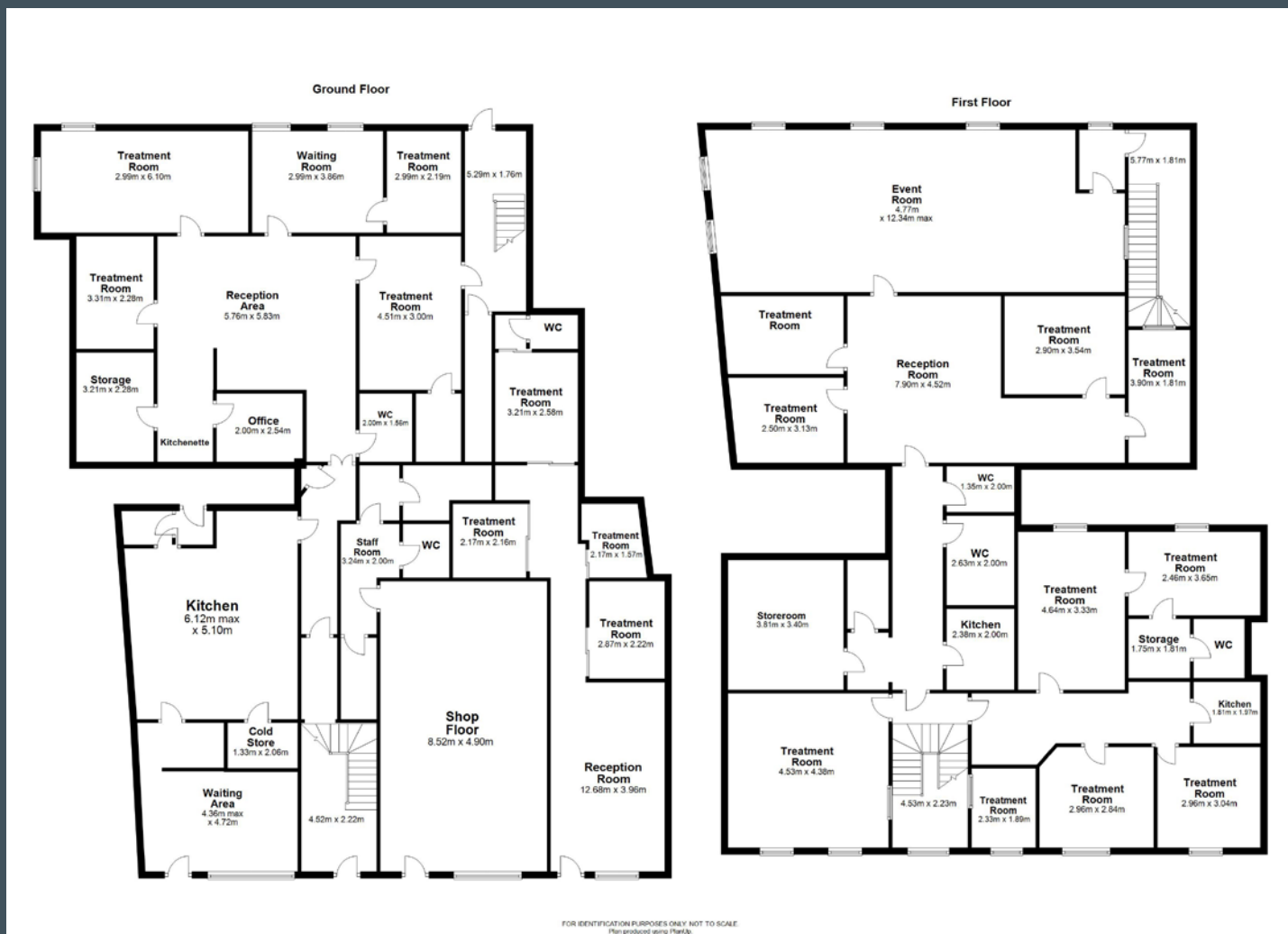
Energy Performance Indicator: 500.95 kWh/m²/yr 2.4

Unit	Tenant	Rental Income per annum
Unit 1	Chowtown	€37,992
Unit 2	Gabors Barbers	€28,866
Unit 3	Chiropodist	€10,410
Unit 4	Nails by Martha	€7,200
Unit 5	Malahide Medical Centre	€28,800
Unit 6	Perfect White Smiles	€8,400
Unit 7	Tantastic	€24,996
Unit 8	Tree of Life	€20,640
	Further detail available on request	€167,304









TITLE:

We understand that the property is held under a freehold title

VIEWINGS:

Viewings are strictly by pre-arranged appointment through REA GRIMES the sole selling agents

CONTACT:

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mazars

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