

FONTHILL HOUSE FONTHILL

Clondalkin,
Dublin 22

FOR SALE

By Private Treaty
(Tenants not affected)



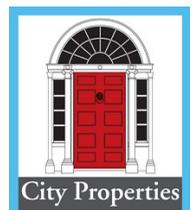
- › Car showroom with five x 1 & 2 bed apartments overhead
- › Let to Auto Sports Motors Limited on a 5 year lease from 1st January 2015 at a passing rent €48,000
- › Income from apartments of €46,800
- › Passing rent of €94,800 per annum exclusive

INVESTMENT



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THE FONTHILL HOUSE

The Fonthill House is located on the corner of the New Road in Clondalkin, just off Newlands Cross and is in close proximity to Clondalkin Village.

Clondalkin is a well-established and densely populated Dublin suburb, approx. 10km south west of Dublin City Centre. The property is just approx. 1km from the Nass Road and M50 intersection providing access to all ancillary routes to and from Dublin City Centre.

DESCRIPTION

The Property a 2 story office building that has been retro fitted to include a large open plan car showroom. The Car Show Room has large display windows and vehicular entrance door to showroom display area. It consists of Internal Car Display area, sales office, accounts office, and wc with parking and display areas to the front of the property and extensive frontage on to the New Road. The 1st and 2nd floors consists of five 1 and 2 bed apartments.

Internally Car Showroom is finished to a very high standard with resin tiled floors, suspended ceilings with exposed concrete beams. The kitchenette and ancillary office areas are finished with carpet flooring, a mixture of suspended and concrete slab ceiling and plastered and painted walls.

ACCOMMODATION

We understand that the accommodation and approximate gross external floor areas are as follows:

LOT	SQ.M	SQ.FT
Ground Floor/Showroom	250	2,153
1st Floor/Apartments		
2	46	495
3	56	602
4	46	495
5	59.40	639
2nd Floor/Apartments		
1	48.5	522
Total	505.90	4,906

Purchasers are specifically advised to independently verify floor areas and to undertake their own due diligence.

TENANCIES

Ground Floor: Let to Auto Sports Motors Limited on a 5 year lease from 1st January 2015 at a passing rent €4000 monthly €48,000 p.a.(c.€26 sq ft) exclusive

First Floor: The Apartments are let on a standard residential tenancy agreement. Passing Rent €46,800 monthly €7,800 p.a).

AT A GLANCE

505 sq.M
MIXED USE
INVESTMENT

7.9%
NIY

€1,100,000
Guide Price

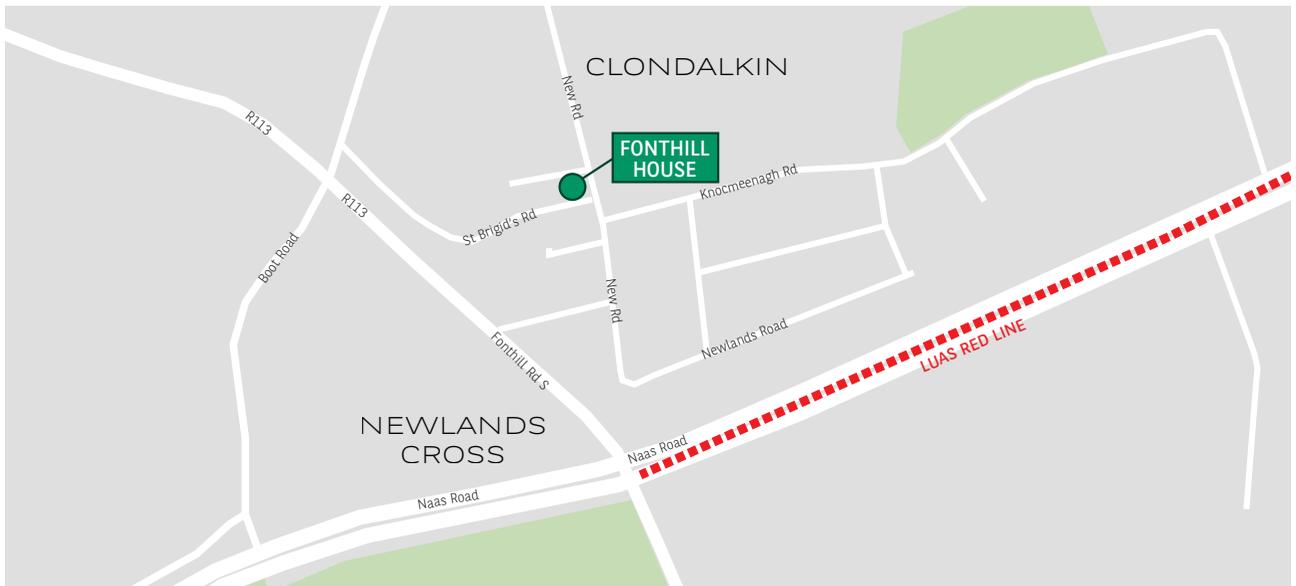


RENTAL SCHEDULE - COMMERCIAL TENANCY

DEMISE	TENANT	LEASE TERM	COMMENCEMENT DATE	BREAK	EXPIRY DATE	TOTAL RENT p.a.
Ground Floor	Auto Sports Motors Limited	5 Years	01/01/2015	N/A	01/01/2020	€48,000
Total						€48,000

RENTAL SCHEDULE - RESIDENTIAL TENANCY

NUMBER OF BEDROOMS	Apt 1: 1	Apt 2: 2	Apt 3: 2	Apt 4: 1	Apt 5: 1
RENT	€7,800	€9,600	€10,800	€9,600	€9,000
DEPOSIT PAID	€650.00	€750.00	€900.00	€750.00	€750.00
TOTAL RENT					€94,800



INVESTMENT

Guiding excess of €1,100,000 (subject to contract) for the subject Investment which equates to a net initial yield of 7.95% based on the current rent and allowing for standard purchaser's costs of 8.46%.

TITLE

We are advised that the property is held freehold.

VAT

We are advised VAT will not be charged on the sale of the Car Showroom.

The residential element will be a transfer of business.

Purchasers should however seek independent advice on all aspects of taxation relating to the sale.

SOLICITOR'S DETAILS

► TBC

TBC

TBC

TBC

TBC

BER RATING

Apt 1: **BER D2**

Apt 2: **BER D2**

Apt 3: **BER F**

Apt 4: **BER F**

Apt 5: **BER F**

Showroom: **BER B3** BER Number: 800591406

Energy Performance Indicator: TBC

FOR FURTHER INFORMATION OR TO ARRANGE AN APPOINTMENT CONTACT:

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