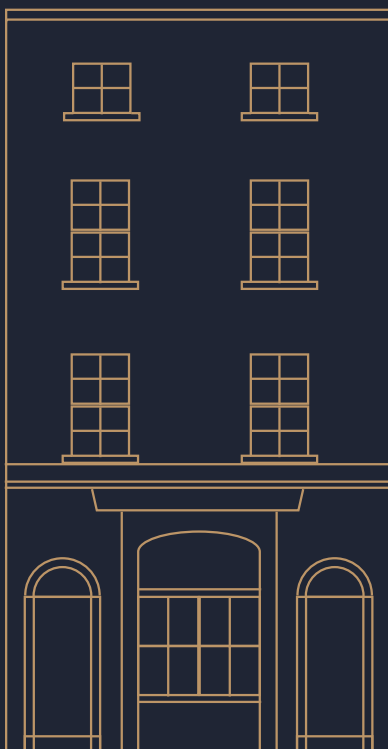


MIXED-USE INVESTMENT OPPORTUNITY



MILLENNIUM BRIDGE HOUSE
23 ORMOND QUAY LOWER
DUBLIN 1



INVESTMENT SUMMARY



High profile city centre mixed use investment.



Comprises of 3 one bedroom plus study apartments and 1 office suite.



Projected total rental income is €93,652 once the vacant apartment is re-let.



Prominent city centre location within walking distance of O'Connell Street, Henry Street and Grafton Street.



Benefits from 4 car parking spaces in the adjoining development.



The apartments and common areas have recently undergone refitting.



Tenants not affected.





LOCATION

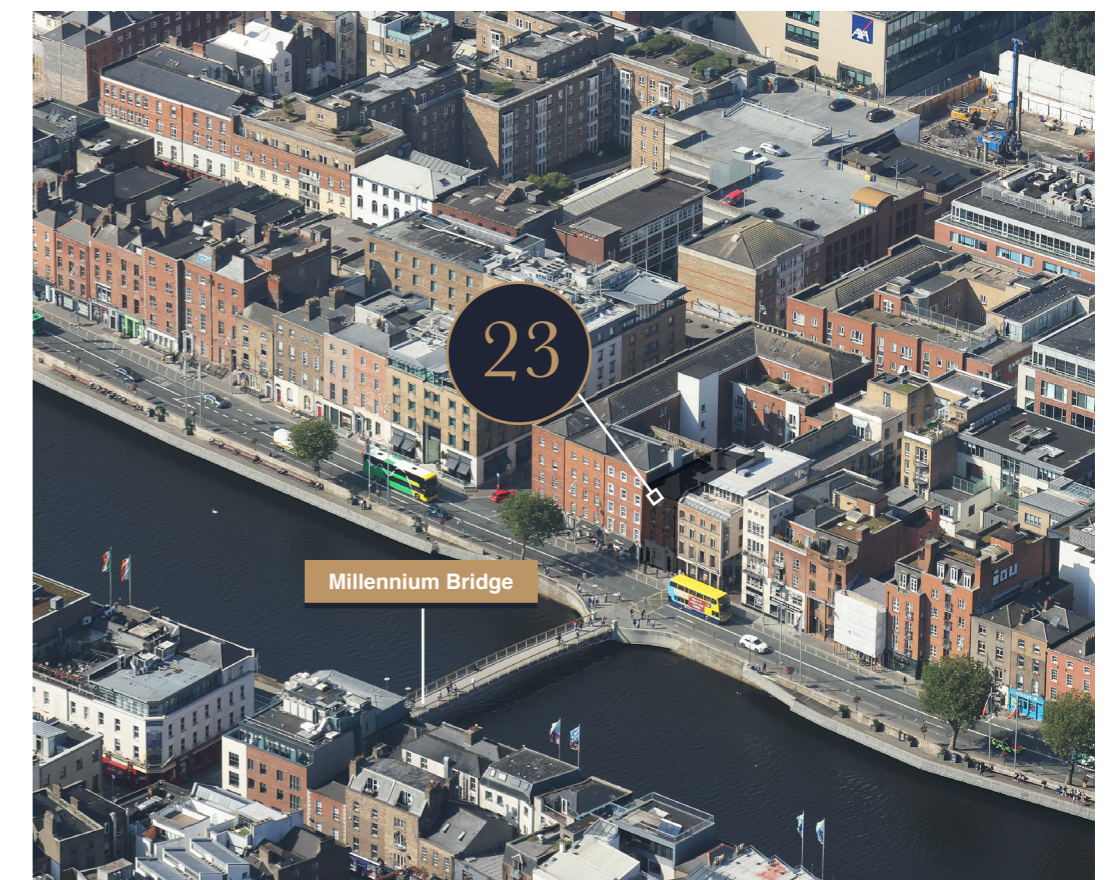
Positioned along the iconic River Liffey, 23 Ormond Quay Lower offers an unbeatable central location in Dublin 1. This prime property is just a short stroll from key city landmarks such as Temple Bar, Trinity College, O'Connell Street and Grafton Street.

The property is excellently connected by public transport. The Jervis (Red Line) and O'Connell GPO (Green Line) Luas stops are both nearby, while Tara Street Station provides quick access to the DART, connecting you to Dublin's coastal areas. In addition, multiple Dublin Bus routes pass directly past the property, making it effortless to travel across the city and beyond.

Retail and leisure amenities are abundant, with Henry Street shopping district just 500 metres away. Retailers such as Arnotts,

Zara, River Island, JD Sports, Dunnes Stores, and Penneys draw over 33 million visitors to the area annually.

The ILAC and Jervis Shopping Centres provide even more shopping options, while nearby restaurants, cafes, and cultural hotspots ensure a lively and vibrant atmosphere. Grafton Street, Dublin's most prestigious shopping street, is located within 750 metres of the property, offering further retail choices with flagship stores like Brown Thomas, Hugo Boss, Victoria's Secret, and Marks & Spencer.



KEY LOCATIONS



Prime city-centre location along the River Liffey.



Located near Dublin's two prime shopping destinations, Henry Street and Grafton Street.



Excellent transport links via Luas, DART, and Dublin Bus.



Walking distance to major landmarks: Temple Bar, Trinity College and Grafton Street.

DESCRIPTION

23 Ormond Quay is a protected structure consisting of three one-bedroom plus study apartments, along with a ground-floor office suite. The apartments are approximately 65 sq.m each, while the commercial unit spans approximately 40 sq.m. The apartments have undergone a substantial refitting and have been finished and fitted to a good standard with modern contemporary furnishings throughout.

Each apartment, along with the commercial unit, comes with an allocated car parking space in the adjoining underground car park, which is accessed via the rear of the property. Residents also benefit from a small communal garden located at the rear of the property.



INVESTMENT

With one apartment currently vacant, once re-let at its previous rental rate, the estimated annual rental income stands at €93,652. Given its prime location, the apartments are likely to see continued high demand. Situated near key employment centres such as the IFSC, as well as major retail hubs like Grafton Street, Henry Street, and Jervis Shopping Centre, the property appeals to a broad range of tenants.

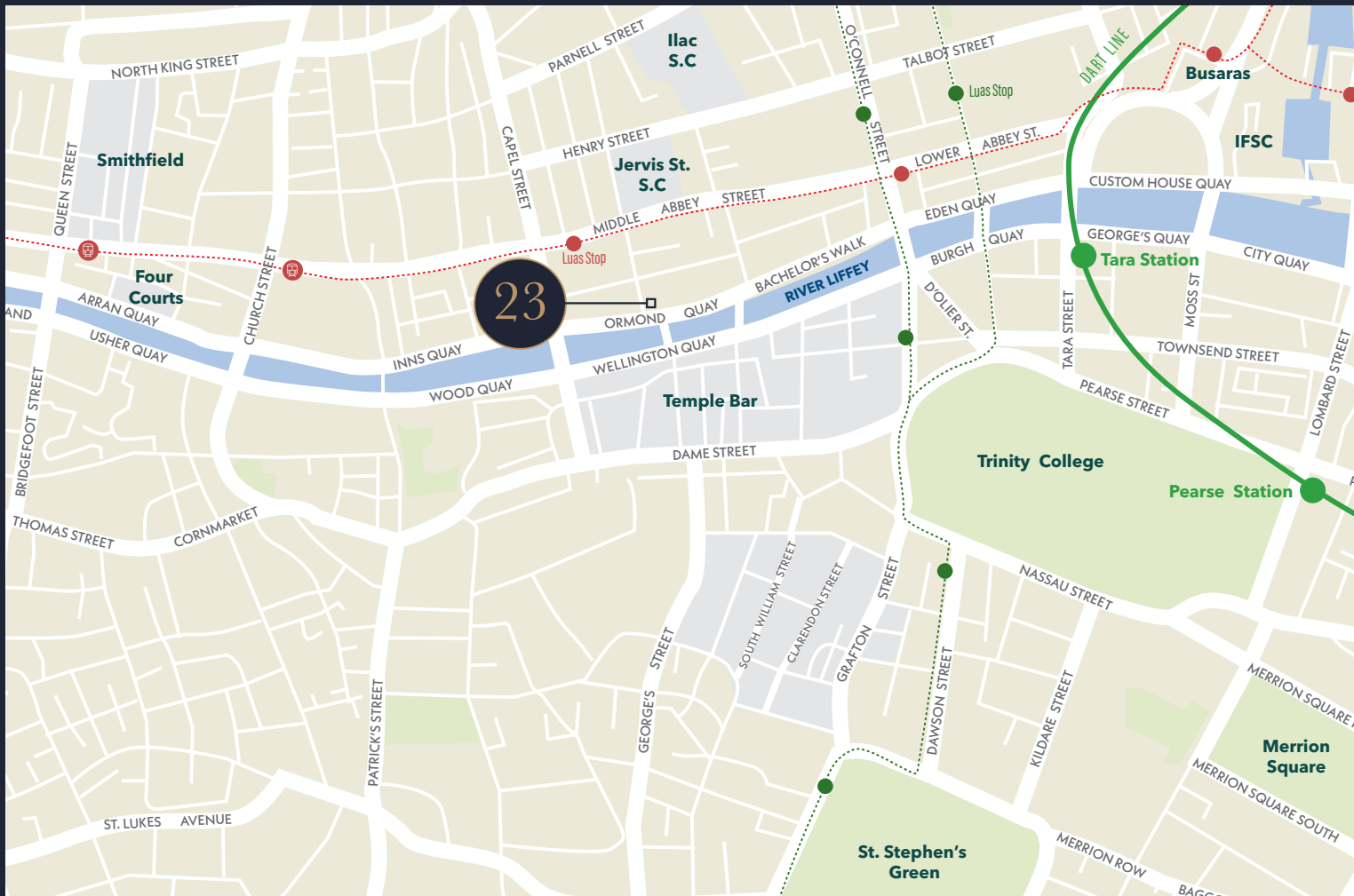
The office space is leased to Conlan Technology Ltd under a 20-year lease that began on 10th May 2005, with an annual rent of €16,000.

Given its proximity to key educational institutions such as Trinity College and TU Dublin, the vacant apartment may appeal to investors with a child in college, offering both rental potential and personal use.

SCHEDULE

Residential	Sq.M	Sq.Ft	Rent PM	Rent PA
Apartment 1	65 sq.m	700 sq.ft	€2,180	€26,160
Apartment 2	65 sq.m	700 sq.ft	€2,100	€25,200
Apartment 3	65 sq.m	700 sq.ft	€2,100	€26,292
Commercial				
Unit 1	40 sq.m	426 sq.ft	€1,333	€16,000
Total				€93,652

All interested parties are advised to satisfy themselves as to the accuracy of the floor areas & tenancy details provided.



FURTHER INFORMATION

VIEWINGS

By appointment only through the selling agents Hooke & MacDonald.

TITLE

We understand that the property has freehold title.

BER RATING

BER Exempt.

SELLING AGENTS



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