



**UNIQUE MIXED USE INVESTMENT OPPORTUNITY**  
Multi Occupied Commercial / Vacant Residential House  
AMV - €725,000 - NIY 10.10%

FOR SALE BY PRIVATE TREATY  
25 Strand Street & 25 South Strand  
Skerries  
Co. Dublin  
K34 FH75  
PSRA No. 001417



**BER D1** **BER D2**



## DESCRIPTION

The property comprises of a residential property on South Strand and a mixed use multi let retail / office premises of c. 165 sqm (1,776 Sq ft) on Strand Street. The commercial portion is currently let set out in three separate sections and the lease the details of which are set out below. Strategically positioned on Strand Street in the village of Skerries, number 25 will prove a very worth while secure long term investment.

### Commercial element of the property: 25 Strand Street

Dry Cleaners 180sqft/16.72 sqm	Retail unit VACANT POSSESSION
Rear Ground Floor Commercial 387sqft/ 36sqm	Let to Tattoo Studio producing a rental income of €12,000pa. One year and 9 month lease from 12 <sup>th</sup> May 2023.
1 <sup>st</sup> and 2 <sup>nd</sup> floor 497sqft/ 46sqm	Currently let to a massage company producing a rental income of €14,000 pa. Four year & 9 month lease from 6 <sup>th</sup> April 2022.

### Residential element of the property: 25 South Strand

<b>Middle Apartment Accessed via South Strand</b>	Currently let to RAS producing a rental income of €10,560 per annum / €880 per month
VACANT - 3 Bedroom Detached Residence	Currently VACANT. An estimated rental income of €30,000 per annum / €2,500 per month is achievable for this property.
Ground floor:	This is an excellent opportunity to purchase a 3 bedroom two-storey property in one of Skerries most sought after locations. Situated on the beautiful South Strand this property commands uninterrupted sea and island views including Rockabill lighthouse. The property has the advantage of a side entrance, off street parking and a patio to the rear. The house was constructed in 1999 and is well apportioned.  Hall : With understair storage plumbed for washing machine and door to side access. Bedroom 1 : 4.69 x 2.58 double bedroom with laminate floors and patio doors to the front carport. Bedroom 2: 5.80 x 2.55 with laminated timber flooring, tv point and patio doors to rear patio. Large en-suite with WC, WHB and electric shower.
First Floor:	Living room:5.06 x 3.62 to the front of the property with balcony offering uninterrupted panoramic sea and island views. Kitchen/Dining room: 4.69 x 2.58 with wall and floor mounted units, electric hob; oven and extractor fan; fridge/freezer; dishwasher, laminate floor Master Bedroom: 4.8 x 2.9 double bedroom with balcony doors overlooking rear of property Bathroom: 2.47 x 1.86 WC, WHB, bath with tiled floor and skylight, storage

## FEATURES

---

- Spectacular sea views
- Modern well-planned layout incorporating 3 double bedrooms.
- GFCH
- Double glazed throughout.
- Off street parking

### Investment considerations:

- Excellent central location
  - Good mix of retail/ office residential accommodation
  - Excellent prospects for both rental and capital appreciation
  - Fantastic opportunity to extend the property subject to the required planning permission being obtained
- 

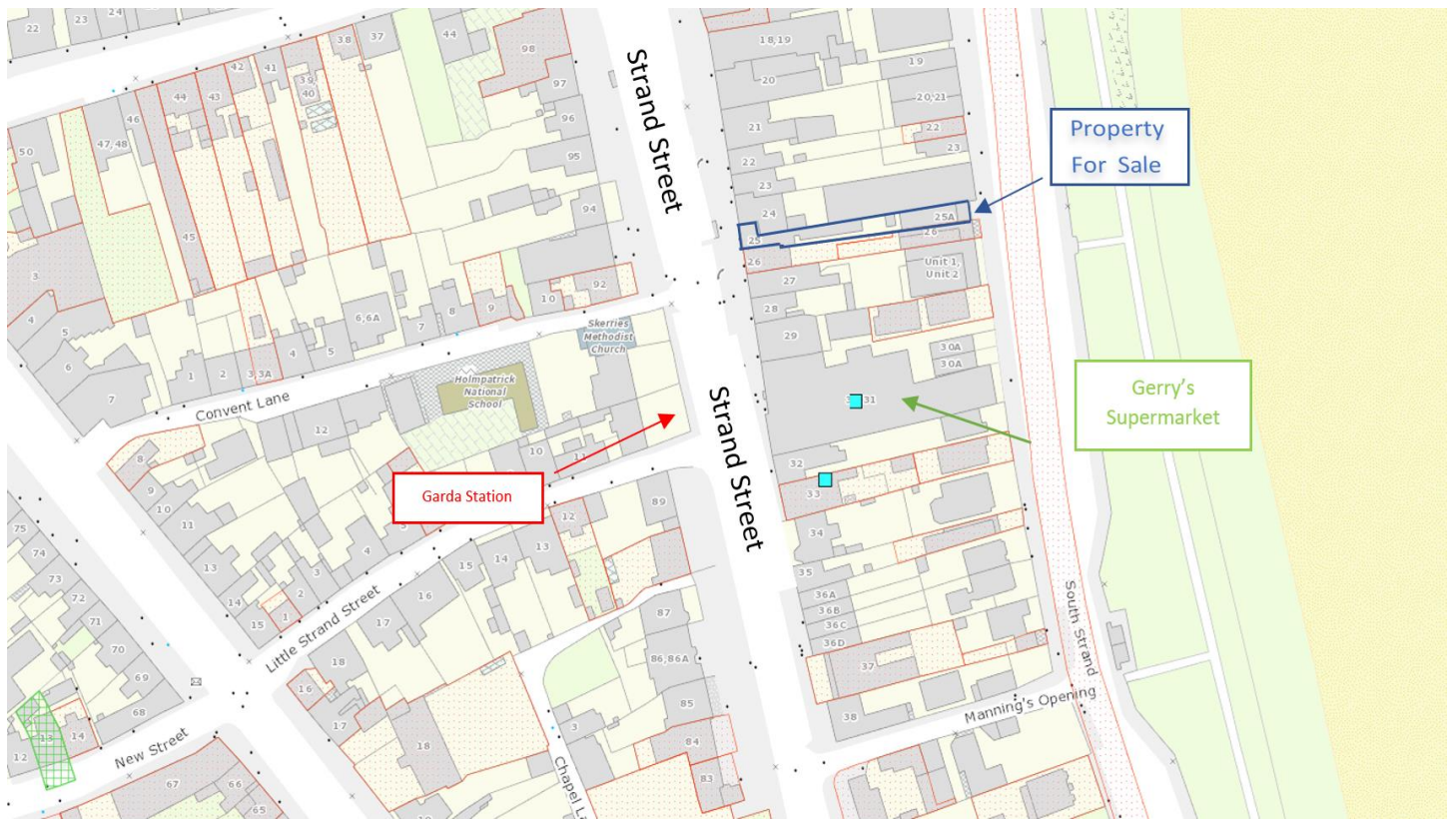
## IMAGES

### 25 Strand Street



### 25 South Strand





## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.  
 E: [alacoque.daly@mail.ebs.ie](mailto:alacoque.daly@mail.ebs.ie)  
 E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)  
 T: (01) 8490129

**grimes.ie**

PSRA Licence No. 001417

## PRICE

AMV €725,000

## VIEWING

By appointment.  
 Louise Shannon

Please contact us to arranging a viewing.  
 We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129  
 M. 086-0493117  
 E: [louise@grimes.ie](mailto:louise@grimes.ie)