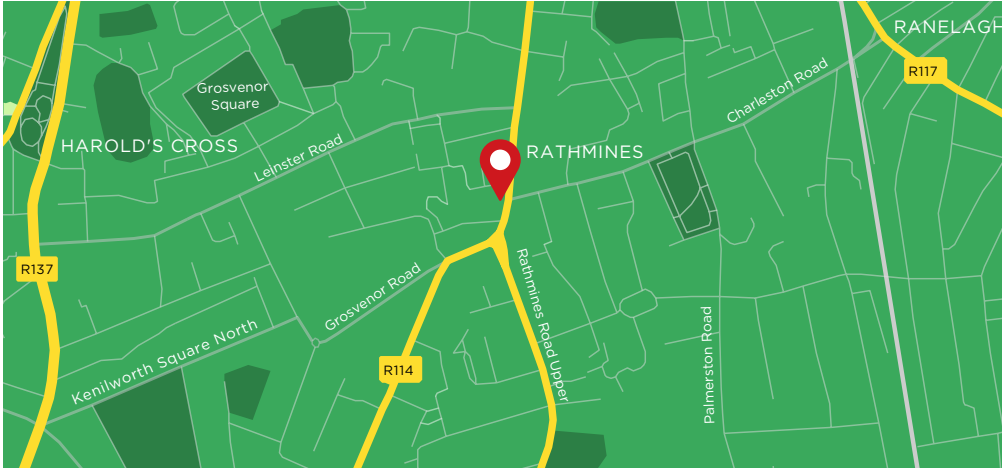


Numbers 197-199, Rathmines Rd Lwr.

DUBLIN 6

For Sale By Private Treaty (Tenant not affected)





LOCATION

The subject property occupies a landmark location opposite to Castlewood Avenue in the centre of Rathmines. Nearby occupiers include Stella Cinema, Elephant & Castle, Siam Thai, Butlers Café and The Swan Shopping Centre.

DESCRIPTION

The property comprises of a mix of own door ground floor retail and upper floor ancillary space with separate street access.

TENANCY

The entire property is held by Daniel & Andrew Hair Design on two leases.

The ground floor ladies salon is held for a term of 35 years from 1st February 1996 subject to a passing rent of €16,750 exclusive of rates and Landlord insurance.

The ground floor barber shop and upper floor hair/ beauty salon is held for a term of 25 years from 1st November 2005, subject to a passing rent of €38,000 per annum exclusive of rates, and Landlord insurance.

Accommodation schedule:

FLOOR	SQ M	SQ FT
Ground	45	488
First	130	1,400
Total	175	1,888

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

GUIDE PRICE

€550,000

VIEWING

Strictly by prior and accompanied appointment

BER

BER C2

CONTACT

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