

# FOR SALE

## RESIDENTIAL INVESTMENT OPPORTUNITY

### Dorset Court



### Dorset Lane, Dublin 1

- Excellent residential investment opportunity located just off Dorset Street, approx. 500 metres from Drumcondra
- Entire block of 7 apartments
- 4 no. one-bedroom, 2 no. two-bedroom and 1 no. three-bedroom apartment.
- 100% occupancy - current rental income of €86,700 per annum.
- For Sale by Private Treaty in a single lot – Tenants not affected.

BER D1 E1





## LOCATION

Dorset Court is located on Dorset Lane which is adjacent to Dorset Street Upper. The property is situated in Dublin's North City Centre and within close proximity of Drumcondra. Dorset Court is approximately 250 metres from the Mater Hospital & approximately 150 metres from Temple Street Children's Hospital. O'Connell Street is approximately 750 metres south of the property.

The property is well served by a variety of different forms of public transport with a number of Dublin Bus routes passing by Dorset Street Upper. The new Luas Cross City tram is due to open before December 2017, will make the locality more accessible with the Parnell Street Luas stop approximately 600 metres to the south.

## PROPERTY

The property comprises of a modern detached four storey building which is located approximately 50 metres from Dorset Street Upper. The development comprises a detached building which was developed approximately 10 years ago.

The subject property comprises of 7 apartments, containing 4 one-bedroom apartments (45-49 sq m), 2 two-bedroom apartments (53-60 sq m) and 1 three-bedroom apartment (88 sq m). The apartments are 100% let which are fully-fitted and rented on standard residential lease agreements.

## TENANCIES

The apartments are occupied on standard residential tenancies with all 7 apartments currently let. The currently monthly rent averages €919 for one bedroom apartments, €1,025 for the two bedroom apartments and €1,500 for the three bedroom apartment. Therefore the total annual rental income is €86,700.

Purchasers can expect to achieve rental increases of 4% per annum over the next 3 years in line with the rent certainty measures introduced in January 2017. Alternatively substantial alternations or improvements which add to the letting value of the apartments could be carried out in order to maximise rental returns based on achieving market rents.







### TITLE:

We understand that the property is Freehold title.

### BER Details:

BER E1 - D1

Individual BER No.'s on request

### VIEWINGS:

By appointment through the sole selling agents.  
Contact John Farrell ([johnf@hookemacdonald.ie](mailto:johnf@hookemacdonald.ie)) or  
Conor Steen ([conors@hookemacdonald.ie](mailto:conors@hookemacdonald.ie))





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**Conditions to be noted:**

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.