

KEY FEATURES

- City Centre Mixed Use Investment Option Generating €64,848 pa.
- 3 x 1 Bed Apartments over Commercial Unit.
- Residential Units Currently Fully Let Out Under Short Term Tenancy Agreements
- Commercial Unit Currently Let to One Tenant Since July 2012
- Extends to 319 sqm of Floor Area
- Refurbished Apartments
- Well Maintained Communal Areas
- Keen Footfall at Street Level
- Busy Location Situated On the Corner of Capel St & Bolton St
- Close to an Abundance of Amenities
- Brick Fronted Georgian Building



OVERVIEW

We are pleased to offer to the market this substantial 319 sqm four storey over basement Pre-63 Georgian building in a very prominent location on the corner of Capel Street and Bolton Street

The building is in good order throughout & has been well maintained. The apartment accommodation has been recently renovated to include secondary glazing throughout, modern electric panel heaters, fitted kitchens, bathrooms and new flooring.

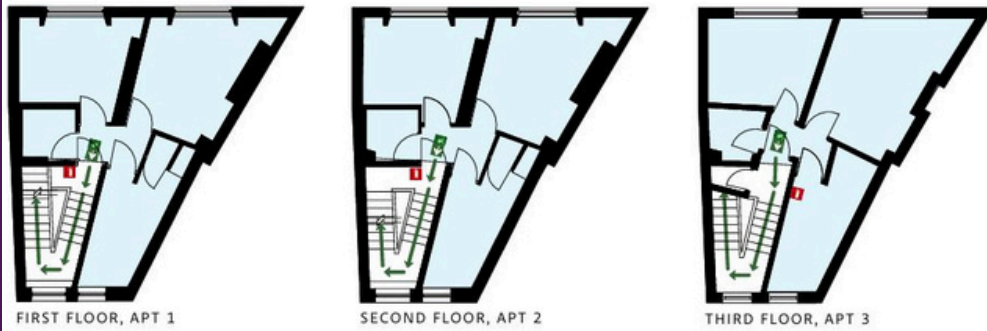
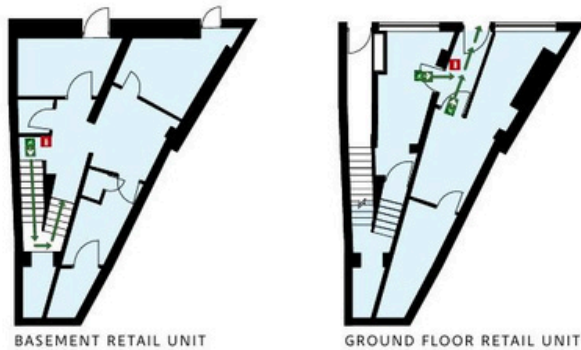
The property is currently fully occupied and comprises of a commercial unit at the ground and basement floor & 3 one bedroom apartments overhead. The property is generating a total rental income of €64,848 pa.



83/84 CAPEL STREET
D01 H1X2

AMV: €900,000

PROPERTY LAYOUT



UNITS & RENTS

- Retail Unit – Ground floor & Basement – 145 sqm (67 GF / 78 B) – Rent: €1,900 pm
- Apt. 1 – 1st floor – 1 Bed – 58 sqm – Rent: €1,091 pm
- Apt. 2 – 2nd floor – 1 Bed – 58 sqm – Rent: €1,122 pm
- Apt. 3 – 3rd floor – 1 Bed – 58 sqm – Rent: €1,291 pm

LOCATION



The property is situated in a keen location at the top of Capel Street close to all of Dublin city centre amenities. It is within walking distance of TU Dublin Bolton St, the Grangegorman TU Dublin Campus, Trinity College, Blackhall Place and the Four Courts, while a multitude of shopping facilities are available at Capel Street, Jervis Street and Henry Street. There is also a wide range of cafés and restaurants on offer.



The LUAS Red line has stops on Abbey Street and the Four Courts, while the Cross City Line also runs in close proximity to Capel Street, with numerous Dublin Bus Routes serving the adjoining streets. Parking is provided with public multi-storey facilities at Parnell Centre, the ILAC Centre and Jervis Street.



FURTHER INFORMATION

COLMAN GRIMES ESTATE AGENTS
 291 Templeogue Road, D6WEW97
 E: Propertyforsale@colmangrimes.ie
 T: 01-4670838

Colman Grimes
 M: 086-8689303

Alan Miskella
 M: 086-0881590



PSR: 003595