

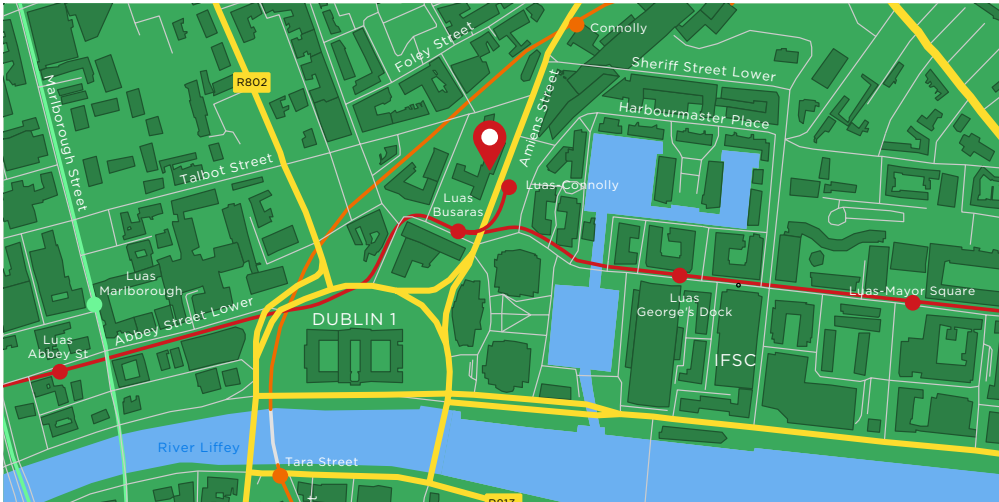
Numbers 15-15A, Amiens Street

DUBLIN 1

For Sale By Private Treaty (Tenant not affected)



savills



LOCATION

Amiens Street is a primary north city thoroughfare linking north and south Dublin city districts. The area is highly accessible with Connolly Train Station located opposite to the subject property, while the Red and Green Line Luas stops are provided for at nearby Middle Abbey Street and Marlborough Street respectively.

DESCRIPTION

The building is set over three floors with ground floor retail unit and overhead office accommodation.

TENANCY

The subject unit is leased to Railtours for a term of 10 years from 1st January 2015, subject to a passing rent of €25,000 per annum exclusive of rates, and Landlord insurance.

Accommodation schedule:

FLOOR	SQ M	SQ FT
Ground	39	419
First	22	236
Second	36	387
Total	97	1,042

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

GUIDE PRICE

€425,000

VIEWING

Strictly by prior and accompanied appointment

BER



CONTACT

For further information please contact:

Stephen McCarthy

stephen.mccarthy@savills.ie
+353 (0) 1 618 1349

PSRA Licence No. 002233-002980

Savills
33 Molesworth St,
Dublin 2,
D02 CP04
+353 (0) 1 618 1300
savills.ie

002233

IMPORTANT NOTICE

Savills Commercial (Ireland) Limited and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access, and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale, and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.