



# 6 Westmoreland Street, Dublin 2

**Tenants not affected by sale**

- Superb City Centre Opportunity
- Fully Let
- Net Income c. €172,380



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**FOR  
SALE**

## LOCATION

The property is situated on the west side of Westmoreland Street close to its intersection with Fleet Street. This section of Westmoreland Street is situated within the vibrant Temple Bar tourist district and is also a heavily pedestrianised location being on one of the principal routes used by pedestrians crossing from the south to the north city retail/business districts.

## DESCRIPTION

Five storey over basement mid-terrace building with a red brick facade to the upper elevations and display window at ground floor. Separate access to ground floor and upper floors is provided from an internal lobby.

## TENANCIES

### Ground Floor/ Basement/ Mezzanine

Tenant: Boyle Bookmakers Ltd.  
Lease: 20 years from 01.03.2003  
Rent: €140,000 p.a. excl. outgoings

### 1<sup>st</sup> Floor

Tenant: Isabella Jie Zhang  
t/a World Travel Services  
Lease: 25 years from  
07.03.2008  
Rent: €14,400 p.a. incl. incl. rates & insurance

### 2<sup>nd</sup> Floor

Tenant: Yang Cheng  
Lease: 25 years from 07.03.2008  
Rent: €10,400 p.a. incl. incl. rates & insurance

### 3<sup>rd</sup> & 4<sup>th</sup> Floors

Tenant: Greenland Property Management Ltd.  
Lease: 4 years 9 months from 07.03.2019  
Rent: €11,500 p.a. incl. incl. rates & insurance

## ACCOMMODATION

	sq. m.	sq. ft.
Ground Floor	51.3	552
Basement	35.2	379
Mezzanine (Ground Floor)	9.3	100
1 <sup>st</sup> Floor	39.1	421
2 <sup>nd</sup> Floor	38.9	419
3 <sup>rd</sup> Floor	38.9	419
4 <sup>th</sup> Floor	41.3	445
Total	254.0	2,735

## Total Income

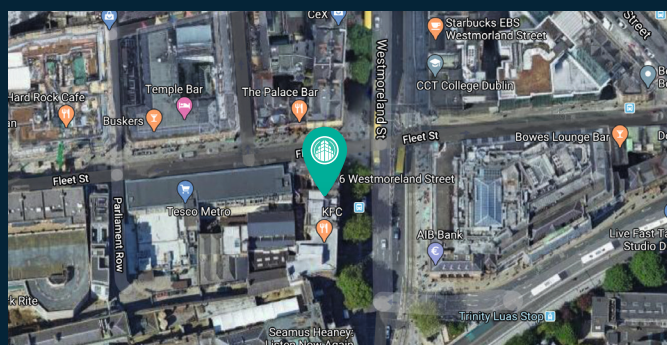
Gross Income €176,300 p.a.

Net Income approximately: 172,380 pa

\*Note – 1st/2nd/3rd & 4th Lease rents incl. rates & insurance



## MAP



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