



PROSPECT HILL

FINGLAS, DUBLIN 11



FOR SALE
IN ONE OR MORE LOTS

AVAILABLE IN ONE OR MORE LOTS

LOT 1

The Entire



LOT 2

54 apartments

49 no. 2 bedroom apartments,
30 of which are duplex units and
5 no. 1 bedroom apartments.



LOT 3

*Commercial retail units and
medical centre*

Opportunity to provide 8 additional
apartments. Planning Permission
has been granted to convert 6 retail
units and a medical unit into 5 no. 2
bedroom apartments, 2 no. 1 bedroom
apartments and 1 no. 3 bedroom
apartment. The retail and medical units
are currently in shell and core finish.



Well located residential
development in an
established residential
suburb of North Dublin



54 apartments,
comprising 49 no. 2
bedroom apartments and
5 no. 1 bed apartments



Opportunity includes
full planning permission
to provide 8 additional
apartments



Estimated Rental
Value of €1.092m
per annum



72 basement
level car
parking spaces



Significant asset
management
potential



5km from
Dublin
City Centre

LOCATION



The surrounding area is predominantly residential and enjoys a broad mix of local amenities including the Charlestown Shopping Centre & Cinema, Clearwater and Onmi Park Shopping Centres, IKEA, DCU, Tolka Valley Park and the Botanic Gardens. A number of primary and secondary schools also serve the area. Clearwater Shopping Centre, anchored by Tesco is located 100 metres from Prospect Hill.



Prospect Hill is located in Finglas, a popular north-western suburb of Dublin. It is situated on Tolka Valley Road, just off the N2, close to Finglas Village and adjacent to Tolka Valley Park. The location also enjoys close proximity to Glasnevin and Phibsborough.

The area is highly accessible, being located approximately 5.6 km north of Dublin City Centre, 3.9km from Exit 5 on the M50 motorway, 3.7km from DCU (Dublin City University) and 9.8km from Dublin Airport.

A number of bus routes serve the area; - 140, 40, 40D and 83, providing a regular service to the city centre and surrounding suburbs. The No. 40 bus links the development with O'Connell Street, in the city centre. Accessibility is due to be greatly enhanced with the planned expansion of the LUAS (Green Line) to the area. St Helena's Road in Finglas, located approx. 1km to the west of the development, has emerged as one of 4 stops on the preferred route, which is due to connect to Charlestown Shopping Centre.



DESCRIPTION

Prospect Hill comprises 479 apartments across 9 blocks, ranging from 3 to 8 storeys above basement level car parking. The development was constructed in 2005 and has been completed to a high standard, providing modern apartment living overlooking beautifully landscaped gardens and courtyards.



The opportunity comprises 54 apartments in the development, with 22 of the units being located in one of the blocks and the remaining units being peppered throughout 5 other blocks.

The apartments are an attractive unit mix; - 49 no. 2 bedroom apartments, 30 of which are duplex units and 5 no. 1 bedroom apartments, with average unit sizes of 41 sq m (440 sq ft) for a 1 bed and 74 sq m (794 sq ft) for a 2 bed.

All of the 2 bedroom apartments have 2 bathrooms, including one ensuite, many of which are dual aspect with

generous private balconies. Each apartment has at least 1 allocated parking space at basement level, 18 apartments have the benefit of 2 spaces. The basement car park runs under the entire development, accessed via electric gates from the Tolka Valley Road. Each block provides secure bicycle racks and lift access.

The common areas are well presented and have been maintained to a high standard with carpeted landings, hallways and stair cores and tiled entrance foyers.

Internally the apartments are fully finished to a high standard with general specification to include; -

- › Plastered and painted walls and ceilings
- › Mix of solid/laminate floors and carpets
- › Tiling to bathroom walls and floors
- › Spot lighting
- › Fully fitted modern kitchens
- › Generously sized walk in storage rooms
- › Gas fired central heating
- › Electric showers
- › All 2 bedroom units have baths in the ensuite

TENANCY INFORMATION

26 no. units are occupied and let by way of standard residential letting agreements at a rent of €376,500 per annum.

The remaining 28 units are vacant and available for immediate occupation. 26 of the vacant units are capable of achieving full Market Rent, having never been let and occupied on a temporary basis only. The occupied units are under rented, with an average passing rent of €1,207 per month. Market rental levels currently average €1,700 per month for a 2 bed and €1,500 per month for a 1 bed. The scheme has an estimated Market Rental Value of €1.092m per annum.

ACCOMMODATION SCHEDULE

| BLOCK NO. | BUILDING NAME | 1 BED | 2 BED | 2 BED DUPLEX |
|-----------------------------|---------------|------------|------------|--------------|
| Block 1 | The Inona | 3 | 3 | 5 |
| Block 3 | The Botanic | 1 | - | 8 |
| Block 4 | The Moyle | - | 6 | 16 |
| Block 5 | The Eden | 1 | - | - |
| Block 6 | The Tolka | - | 6 | 1 |
| Block 7 | The Dargle | - | 4 | - |
| Total | | 5 | 19 | 30 |
| Average Size (Sq M) | | 41 | 76 | 72 |
| Average Size (Sq Ft) | | 440 | 817 | 779 |

- APARTMENT
- DUPLEX LOWER FLOOR
- DUPLEX UPPER FLOOR



BLOCK 4
Level 4



BLOCK 4
Level 5

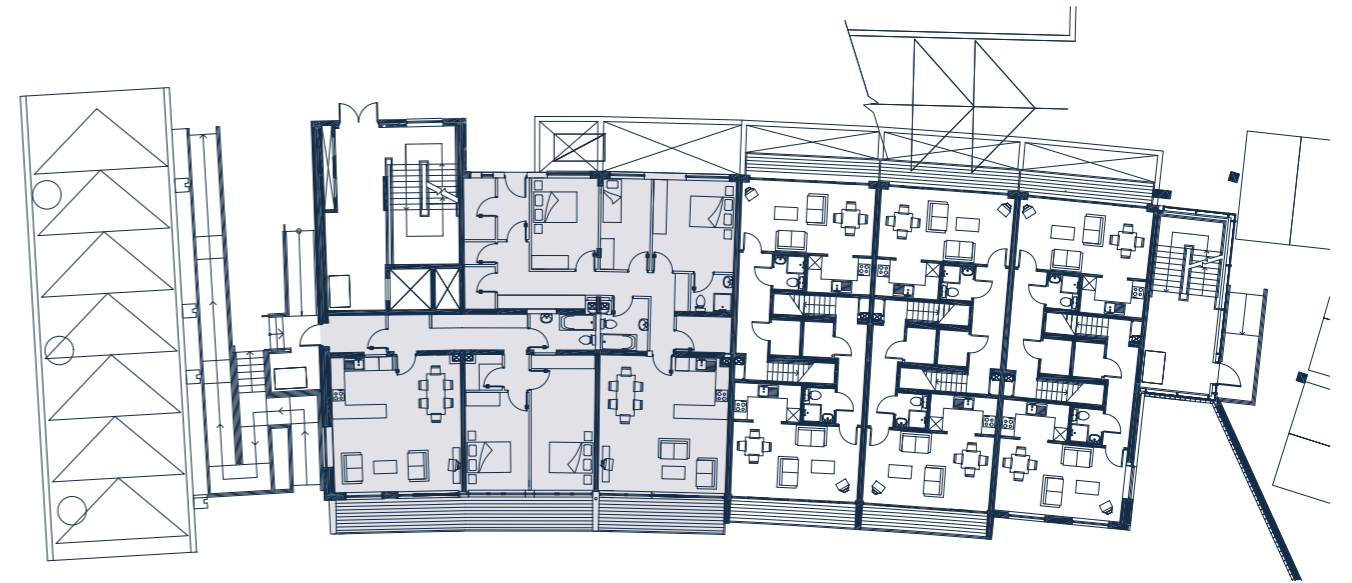
DEVELOPMENT POTENTIAL

There is an opportunity to provide 8 additional apartments - Full planning permission has been granted (planning ref. no. 3382/20.) to convert retail units in Block 4 The Moyle, and the medical centre in Block 3 The Botanic, into 5 no. 2 bedroom apartments, 2 no. 1 bedroom apartments and 1 no. 3 bedroom apartment.



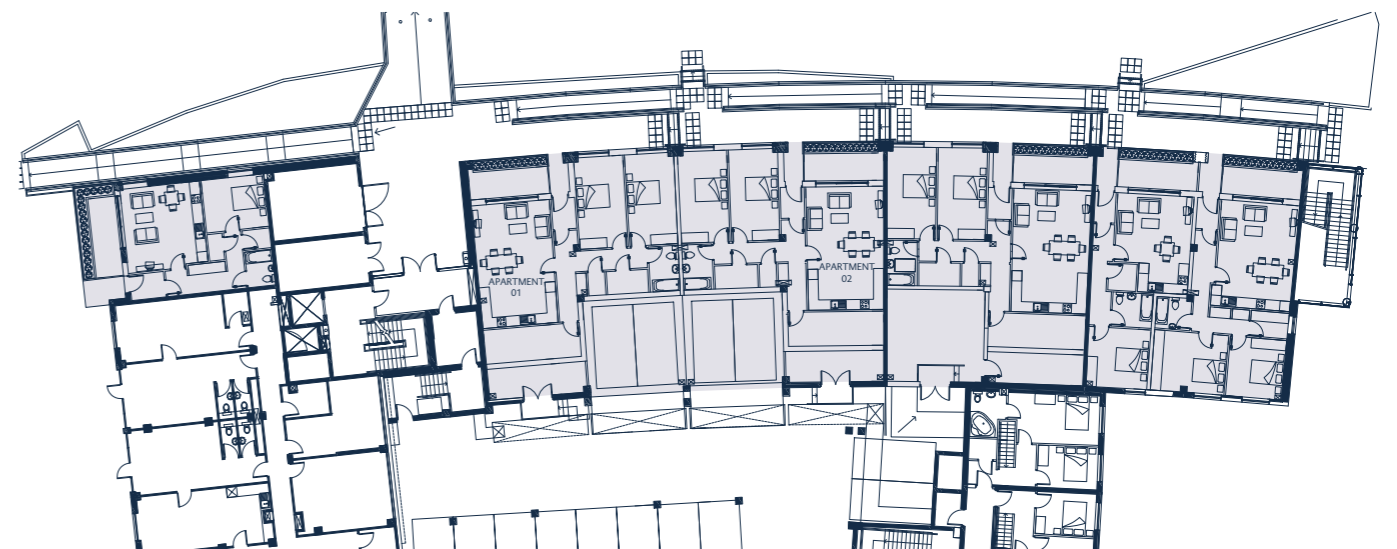
PROPOSED DEVELOPMENT

Block 3



PROPOSED DEVELOPMENT

Block 4



SOLICITORS

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DATASITE

<https://prospecthillfinglas.com/>

TITLE

Long Leasehold

BER



SOLE SELLING AGENTS



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