



For Sale
by Private Treaty

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17a The Crescent

Monkstown, Co.Dublin. A94 XT32



Prime Investment Opportunity



Much sought after and popular location



Let on modern lease terms



Passing Rent €65,000 pax

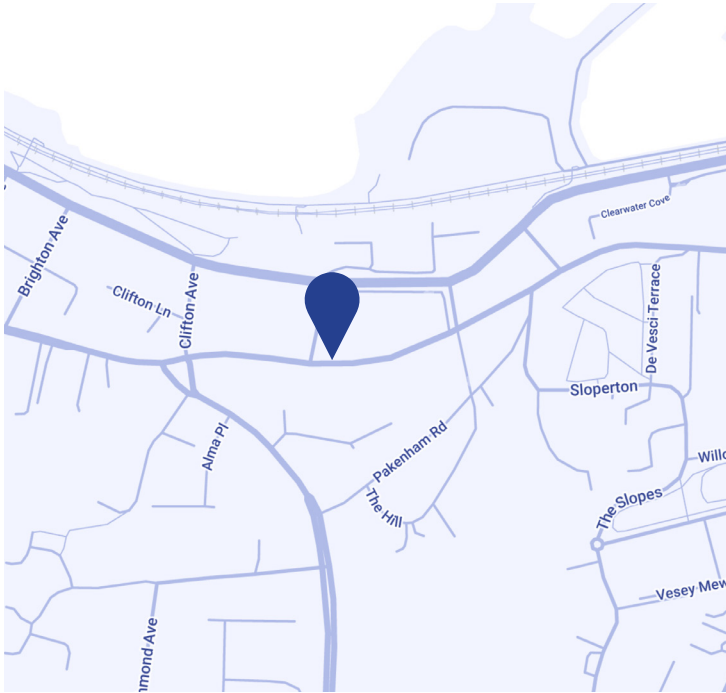


Tenants not affected

Location

17a is located on the south side of the Crescent and forms part of a parade of converted mews type buildings opposite the landmark and iconic Monkstown Parish Church. The Crescent has evolved over the years and is a popular location for restaurants cafes, lifestyle retailers and boutiques.

Avoca Handweavers, Seapoint, Seagreen, Searsons Wines, and Howbert & Mays will soon be joined by a Dunnes convenience store which is currently under construction. These are complemented by the many food offerings including Bresson, Fxbs, 8a and Cinnamon which all add to the vibrant mix which is the essence and charm of Monkstown Village.



Accommodation

Floor	Description	SQ M
Ground	Seating Area	103.90
	Kitchen	25.10
First	Seating Area	30.28
TOTAL		159.28

Title

We understand that the property is freehold subject to the following tenancy:

The entire is let to a private individual under a 25 year lease from the 1 st June 2024. The passing rent is €65,000 which rises to € 70,000 in year five. The lease incorporates rent review at five-year intervals to open market level. There is tenant only break options at the end of year ten subject to giving the landlord six months prior written notice. The tenant is responsible for the payment of local authority rates and reimbursing the landlord the building insurance premium.

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Description

The subject property comprises a mews building which has been extensively extended to both front and rear and is laid out with customer seating and kitchen at Ground level with additional seating on the first floor. There is a small yard to the rear and also has the benefit of a generous sunny forecourt to the front which provides an attractive outdoor seating area.

The premises currently trades as Café de Journal who have been trading from the property since 2011.



Rates

We are advised the local authority rates for 2024 are €9554

VAT

We are advised there will be no Vat on the purchase price.

Price

We are seeking offers in the region of €950,000 which equates to a NIY of approx 6.22% after deducting the usual purchasers' costs.

