



# 6 FITZWILLIAM STREET LOWER, DUBLIN 2

Prime Georgian Investment

**FOR SALE**

BY PRIVATE TREATY  
TENANTS NOT AFFECTED



# INVESTMENT SUMMARY

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- Prime location in the Georgian heart of Dublin's Central Business District
- 4 storey over basement level Georgian building extending to approx. 326.09 sq m (3,511 sq ft)
- Current passing rent of €75,800 per annum
- Significant Asset Management Opportunity
- Income growth potential through letting vacant space



## DESCRIPTION

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No. 6 Fitzwilliam Street Lower is a four storey over basement mid-terraced Georgian building extending to approximately 326.09 sq m (3,511 sq ft).

The basement is currently in use as a dentist surgery, hall level in use as a beauty salon and the first floor is in office use. There are four bedroom apartments on the second and third floors of the building.

## LOCATION

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The property is on the west side of Fitzwilliam Street Lower between Fitzwilliam Lane and Baggot Street Lower. This prime location is the Georgian heart of Dublin's Central Business District within walking distance of St. Stephen's Green and Grafton Street.

The area is well serviced by public transport, the DART and LUAS lines are a short walk and the property is close to several main bus routes. There is a large variety of restaurants, cafes, gyms, retail shops and professional services in the immediate area.





## ACCOMMODATION & TENANCY SCHEDULE

No. 6 Fitzwilliam Street Lower is let with a total passing rent of €75,800 per annum

Demise	Occupier	Area Sq.m	Area Sq.ft	Lease Start	Lease Expiry	Passing Rent (pa)
Basement	Fitzwilliam Dental Practice	60.19	648	27/11/1989	28/11/2024	€16,000*
Hall level (front)	Polish Nail Bar	30.28	325	12/08/2016	11/08/2017	€13,000**
Hall level (rear)	Vacant	22.43	240			
Hall level (return)	Polish Nail Bar	10.46	113	12/08/2016	11/08/2017	Included above
First floor	M&M Enterprise (t/a Bus Stop)	60.61	652			Overholding***
First floor (return)	Polish Nail Bar	13.53	146	12/08/2016	11/08/2017	Included above
Second floor	Apartment 3	30.38	327	21/01/2015	20/01/2017	€12,000
Second floor	Apartment 4	30.19	325	08/04/2015	07/10/2016	€11,400
Third floor	Apartment 1	30.38	327	30/08/2012	29/08/2017	€10,200****
Third floor	Apartment 2	37.63	405	05/11/2015	04/11/2016	€13,200
<b>TOTAL</b>		<b>326.09</b>	<b>3,511</b>			<b>€75,800</b>

\* Contracted Rent is €21,000 pa. Abated rent being paid at €16,000 pa.

\*\* Rent included service charges and rates.

\*\*\* Lease Expired on 31st March 2014. No rent currently being paid.

\*\*\*\* Rent increase agreed to €12,600 pa (€1050 per month) commencing on 30th November 2016.

Office floor areas are measured on a net internal basis and apartments floor areas are measured on a gross internal basis. All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

## TOWN PLANNING

Under the Dublin City Council Development Plan 2011-2017, the property is identified as a protected structure. The subject property is zoned Objective Z8: To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective.

## CONTACT OUR TEAM

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### VIEWING BY APPOINTMENT ONLY

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## SOLICITORS

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