

Lisney



FOR SALE

TENANTS NOT AFFECTED

MIXED USE GEORGIAN INVESTMENT 120 PEMBROKE ROAD, DUBLIN 4

- Impressive four storey over garden level, end of terrace Georgian property
- Mixed use investment opportunity currently producing €109,800 per annum
- High profile, central location at the junction of Pembroke, Lansdowne and Northumberland Roads
- Situated in an area with a range of amenities and excellent public transport routes ensuring strong office and residential occupier demand
- Comprising office and restaurant accommodation extending to approximately 364 sqm (3,811 sqft)



01-673 1600

Lisney

01-638 2700





LOCATION

120 Pembroke Road is situated in a prime location on the northern side of Pembroke Road at its intersection with Lansdowne Road and Northumberland Road, between Ballsbridge and the city centre.

The area is an established business location and is often referred to as the 'Embassy Belt'. The Israeli Embassy occupy Carrisbrook House which is immediately adjacent to the subject property. Other notable occupiers in the surrounding area include Bank of Ireland, AIB, Currency Fair, US Embassy and the Embassy of the UAE.

Hotel and leisure amenities are in abundance with the Ballsbridge Hotel, Herbert Park Hotel, Aviva Stadium, the RDS, Herbert Park and numerous pubs and restaurants all within walking distance.

The area also benefits from excellent public transport services with the Train/DART at Lansdowne Station, numerous Dublin bus routes, Aircoach 702 route and a Dublin city bike station all within close proximity.

DESCRIPTION

The property comprises an end of terrace four storey over garden level Georgian building which dates from approximately 1840. The building is now in mixed use including restaurant and office accommodation with a restaurant at garden level. Externally the property has a brick façade incorporating sliding sash windows. Internally the property is in good decorative order and retains many original period features.

The restaurant, at garden level, which currently trades as Orchid Restaurant is well presented and provides seating for up to 100 people.

The hall and first floors including the return levels are currently in use as offices and are fully let. The second floor is currently vacant.

The top floor / attic space is accessed via a spiral staircase and offers potential for conversion subject to planning and upgrade.

ACCOMMODATION

We set out below our understanding of the commercial element of the building's net internal area (NIA):

Commerical

Floor	Sqm	Sqft
Second Floor	52.12	561
First Floor Return	10.58	114
First Floor	58.52	630
Hall Floor Return	23.23	250
Hall Floor	46.23	498
Garden Level	163.32	1,758
Total	354	3,811



This does not include the attic / third floor which extends to 778 sqft (72.24 sqm) on a gross internal basis. All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.



INVESTMENT/TENANCY DETAILS

The top floors are being sold with vacant possession. The remainder of the property is leased under three separate leases. The tenancy details are summarised below:

Floor	Tenant	Passing Rent p.a.	Lease Terms
Third Floor / Attic	Vacant		
Second Floor	Vacant		
Hall Floor, First Floor and First Floor Return	Robinson O'Neill	€45,000	4 year 9 month lease from 01 June 2016
Hall Floor Return	Earth Consultants	€7,800	Overholding a 3 year agreement from May 2014
Garden Level	Moanne Chow t/a Orchid Chinese Restaurant	€57,000	35 year lease from 01 January 2016
Total		€109,800	



TENURE

We understand the property is held Freehold.

ZONING

The property is an area zoned Z2 'To protect and or improve the amenities of residential conservation areas' under the current Dublin City Council Development Plan 2016-2022.

BER

BER Exempt

VAT

The purchaser will be liable for any VAT (if applicable) arising out of the transaction.

VENDOR'S SOLICITOR

Max McGahon, McGahon & Associates,
Suite 1077, 26 Upper Pembroke Street, Dublin 2
Tel: +353 (1) 234 3777

PRICE

€1,750,000

VIEWINGS / FURTHER INFORMATION

Viewings are strictly by prior appointment only. For further information, please contact

Lisney:

Duncan Lyster

T: +353 (1) 638 2750

E: dlyster@lisney.com

Lynda Gordon

T: +353 (1) 638 2768

E: lgordon@lisney.com

JLL:

Brian Shields

T: +353 (1) 673 1678

E: brian.shields@eu.jll.com

Fiachra Sudway

T: +353 (1) 673 1641

E: fiachra.sudway@eu.jll.com



Ordnance Survey Ireland Licence No. AU 000215. Copyright
Ordnance Survey Ireland/Government of Ireland.



LISNEY

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com



JLL

Styne House,
Upper Hatch Street, Dublin 2
Tel: +353 1 673 1600
Email: info@jll.ie

Lisney and JLL for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and JLL nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Lisney PSRA No: 001848 | JLL PSRA No: 002273

