

For Sale

Asking Price: €775,000

**Commercial House, 28 Upper Main Street,
Rush, Co. Dublin K56 YN32**

**Sherry
FitzGerald**
Cumisky Kelly



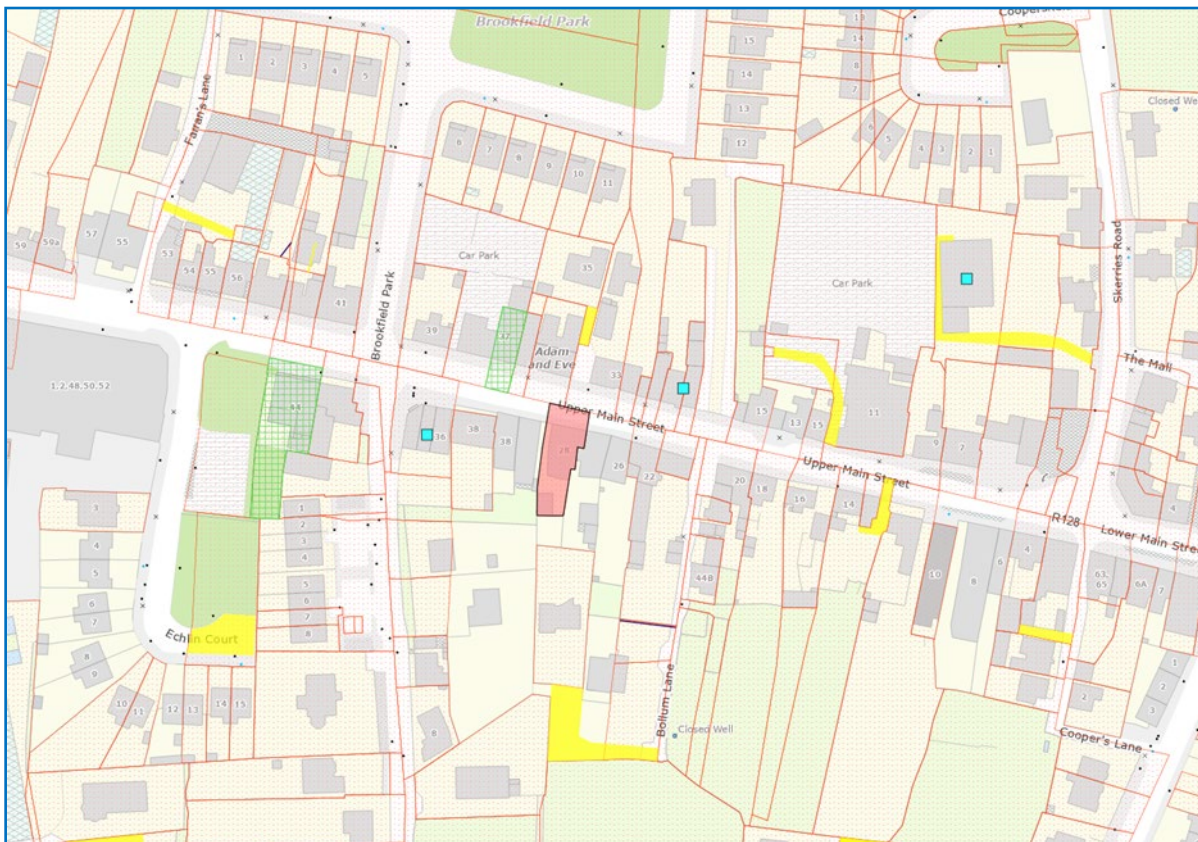
Super Town Centre Investment Opportunity

- Three separate tenancies with recently renewed leases.
- 100% occupancy, no vacancy.
- Total Passing Rent of c. €76,100 rising to c. €79,100 per annum
- No rent arrears - high growth area.
- Suit private pension fund or other.

sherryfitz.ie

LOCATION

This mixed-use investment property on Upper Main Street in Rush, Co. Dublin is situated on the busy thoroughfare between Skerries Road and Supervalu, at the heart of the town's central business district, with nearby operators including coffee shops, beauticians, Boyle Sports, butchers, a local pocket park etc. The property is well positioned and occupies a high-profile location, benefitting from a vehicular side entrance. Rush, a busy coastal town with two local beaches, is situated c. 21 km northeast from Dublin City centre, benefits from good public transport links to Dublin City Centre. The town continues to expand as it has become a popular commuter destination.



DESCRIPTION

The property comprises a two-storey end of terrace mixed use investment property with a vehicular side entrance and an enclosed rear garden. The property is traditionally built with modern extensions to the rear providing for two take away restaurants at ground floor level and an overhead four bedroomed apartment. There are ancillary stores in the garden which is wall enclosed and can be accessed directly from Upper Main Street.

ACCOMMODATION & TENANCIES

Ocean Inn

Lease 1 commercial.

Tenant: Ocean Inn, Upper Main Street, Rush, Co. Dublin.

Lease: 21 years from 1st October 2023

Rent: €28,000 per annum.

Dilli

Lease 2 (assigned) commercial.

Tenant: Dilli, Upper Main Street, Rush, Co. Dublin.

Lease: 21 years from 1st January 2017

Rent: €18,500 per annum 01/01/2023 – 30/06/2025

€21,500 per annum 01/07/2025 – 31/12/2027.

Residential

Lease 3 residential.

Tenant: 4 named individuals

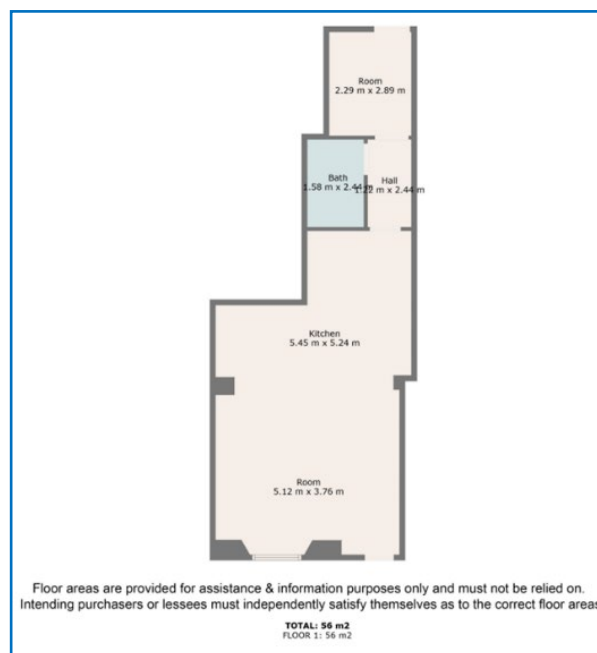
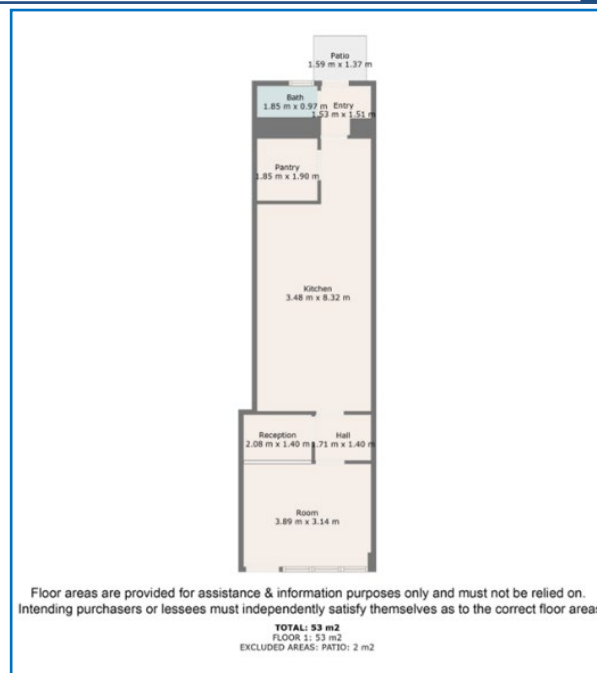
Lease: leased from 01/05/2023

Rent: €28,800 per annum.

Total rent: €76,100 rising to €79,100 per annum on 01/07/2025.

Floor areas are provided for assistance only and are not to be relied on.

Intending purchasers must independently satisfy themselves as to correct areas.





BER Rating:
Residential - B3 Ber No. 116374927
Retail: D2 Ber No. 800944076

Viewing: By prior appointment with the sole selling agents only

Price: Offers are invited in the region of €775,000



NEGOTIATOR
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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002340