



6 D'OLIER STREET

Dublin 2

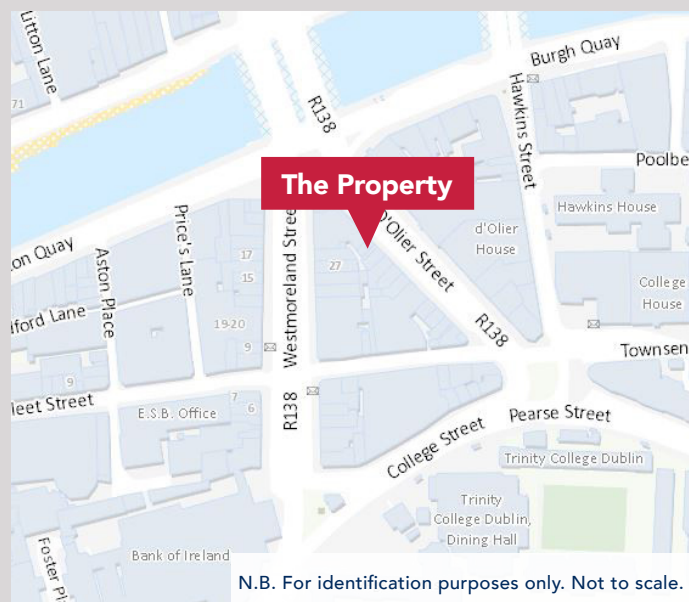
For Sale by Private Treaty

Tenants Not Affected

BER EXEMPT

Investment Considerations

- City Centre mixed use investment
- Excellent profile along D'Olier Street
- Five storey over basement
- Protected structure
- Providing retail and residential accommodation
- Part tenanted
- Subject to 3 x short term leases
- Current rent €37,040 per annum
- Vacant possession of 2 x one bedroom apartments
- Guide price €695,000

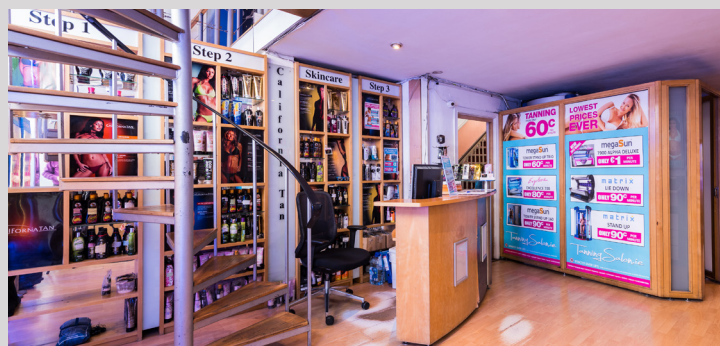


Location

The property is located on D'Olier Street in the heart of Dublin City Centre on the south side of the Quays. It is a pivotal location merging into O'Connell Street to the north. The area is home to a number of landmark buildings including Bank of Ireland College Green, the former Central Bank offices, The GPO and Trinity College. The location provides for a host of restaurants, bars and food outlets all located immediately adjacent to the property, with Temple Bar being situated to the west. The property is located mid-way between Dublin's two premier shopping streets. Grafton Street is a 6 minute walk to the south west, whilst Henry Street is a 6 minute walk to the north east.

Immediately adjacent to the subject property is the National Wax Museum, Lovesuits.ie, Dublin Blood Donor Clinic and Spar.

The property is well served by public transport with Dublin Bus being available on the doorstep, the Luas at St. Stephen's Green (Luas Cross City is nearing completion) and the DART at Tara Street.



Description

The property is arranged over basement, ground and four upper floors to provide a mixed-use building. Internally the property provides a tanning salon on the ground, mezzanine and first floors, beauty rooms on the second floor and a one bedroom apartment on both the third and fourth floors. The basement is merged with the adjoining building and used by them as ancillary storage accommodation.

A schedule of accommodation and tenancies is set out below:

Floor	Floor Use	Size Sq. ft	Rent p.a.	Comments
Basement	Store	*443	*€0	*The basement is merged with the adjoining building
Ground Floor	Retail – Tanning Salon	382	€23,000	4 year 9 month lease from September 2016
Mezzanine	Retail – Tanning Salon	437		
First Floor	Retail – Tanning Salon	426		
Second Floor – Room 1 & 2	Nail and Beauty Salon	426	€9,600	1 year lease from March 2017
Second Floor – Room 3	Nail and Beauty Salon		€4,440	1 year lease from March 2017
Third Floor	One Bed Apartment	426	€0	Vacant Possession
Fourth Floor	One Bed Apartment	426	€0	Vacant Possession
		2,975	€37,040	

Prospective purchasers are advised to satisfy themselves with regard to the measurements provided.

*The basement is merged with the adjoining building



6 D'Olier Street, Dublin 2

Guide Price

€695,000

Title

Freehold

VAT

Please refer to the agent.

BER

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Viewings

Viewings are strictly with the sole selling agent QRE.

QRE Contact

Ellen Prenderville MRICS MSCSI

Senior Surveyor

ellen.prenderville@qre.ie

T: + (0) 1 637 5555

Bryan Garry MRICS MSCSI

Associate Director

bryan.garry@qre.ie

T: + (0) 1 637 5555

Jenny Donnelly MRICS MSCSI

Surveyor

jenny.donnelly@qre.ie

T: + (0) 1 637 5557

Website

qre.ie

Solicitors

A.C. Forde & Co. Solicitors

14 Lansdowne Road

Dublin 4

Contact: Martin Murphy

Mmurphy@acforde.com



PSRA Registration No. 003587

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