



BER RATING

BER C1 to **BER D2**
BER numbers available
from the agents.

TITLE

Freehold.

SOLICITORS

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84 / 88 / 90 SANDYMOUNT ROAD SANDYMOUNT, DUBLIN 4

Easily managed mixed use investment opportunity

Strong reversionary potential
100% occupied
Modern purpose built complex situated in a
prime position within Sandymount Village
Comprising 2 retail, 1 office and 8 apartments

FOR SALE

01 662 3113
www.quinnagnew.ie



The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew and Bennetts Auctioneers act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details and are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.

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LOCATION

The property is situated on Sandymount Road adjacent to the only pedestrian crossing in the village and adjacent to Tesco.

Sandymount Village is an important commercial hub with a mixture of upmarket retailers, restaurants, pubs and services serving a large catchment area in South County Dublin.

In addition, Sandymount Village is in close proximity to the Aviva Stadium, the RDS, Irishtown Stadium and Sandymount Strand, ensuring this idyllic village in South County Dublin is always a hive of activity.

The village also benefits from excellent commuter connections including the DART at Sandymount Avenue and Lansdowne Road, and Dublin Bus.

Adjacent occupiers include Tesco, AIB, O'Brien's Off Licence and Café Java.



DESCRIPTION

The property comprises a modern mixed use infill development over three storeys comprising two independent retail units on the ground floor, separate access to the upper floors which consist of a single open plan office suite and 8 residential units.

There are 6 two-bed apartments and 2 one-bed apartments and also a private roof garden in the complex.

The retail units are regular shape, and the first floor office suite was on let on an open plan basis.

The apartments are bright and well proportioned and 7 have the benefit of a private balcony. The units are finished to a very high standard throughout.

OPPORTUNITY

84/90 Sandymount Road offers a quality mixed use investment which is easily management and offers substantial reversionary potential in both the commercial and residential elements.

ACCOMMODATION / TENANCY SCHEDULE

ADDRESS	APPROX. SIZE	TENANT	LEASE DETAILS	RENT PER ANNUM
COMMERCIAL				
84 Sandymount Road Retail	162m ² /1,745 sq. ft.	Bellina Creations Ltd t/a Serena Boutique	25 years from 01/01/2008	€60,000
88 Sandymount Road First floor offices	341m ² /3,670 sq. ft.	Rainmaker Ltd	10 years from 01/01/2009 Note 1	€90,000
90 Sandymount Road Retail	97m ² /1,045 sq. ft.	Power International t/a Zeba Hair Salon	15 years from 01/06/2014 Note 2	€45,000
			Subtotal:	€195,000
RESIDENTIAL				
Apt 1 2-bed 1st floor	98m ² /1,055 sq. ft.	See note 5 below	From 01/06/2011 Note 3	€5,292
Apt 2 1-bed 1st floor	60m ² /645 sq. ft.	..	1 year rolling from 25/03/2015	€16,800
Apt 3 2-bed 2nd floor	69m ² /745 sq. ft.	..	1 year rolling from 01/09/2009	€19,200
Apt 4 2-bed 2nd floor	69m ² /745 sq. ft.	..	1 year rolling from 01/11/2013	€22,200
Apt 5 2-bed 2nd floor	72m ² /775 sq. ft.	..	1 year rolling from 29/11/2015	€21,600
Apt 6 2-bed 2nd floor	73m ² /785 sq. ft.	..	1 year rolling from 29/05/2015	€20,400
Apt 7 1-bed 2nd floor	60m ² /645 sq. ft.	..	1 year rolling from 16/09/2009	€15,600
Apt 8 2-bed 2nd floor	72m ² /775 sq. ft.	..	1 year rolling from 01/08/2014 Sub total: Total:	€24,000 €145,092 €340,000

Notes: 1 - Two leases amalgamated
2 - Let fully fitted as Hair Salon - break at year 3
3 - Life tenancy
4 - All apartments have private balcony expect Apt 1
5 - Apartments are let to private individuals
All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

This is an investment sale as a single lot - Tenants are not affected
Mulligans pub is not included in the sale

Without Prejudice
Floor plans available on request

