

FOR SALE HIGH QUALITY INVESTMENT OPPORTUNITY

48-50 JAMES'S STREET

DUBLIN 8

ESTIMATED
RENTAL INCOME
€172,000



Modern purpose built building of 15 apartments and retail

- Convenient to St. Stephen's Green and all the amenities of the city centre
- Adjacent to St James's Gate Brewery and the LUAS line, close to St. James' Hospital and the National College of Art & Design.
- Strong letting location
- Excellent condition – ready to let
- For sale by private treaty in one lot



48-50 JAMES'S STREET DUBLIN 8

- Ready for immediate letting
- Modern building completed in 2002 / 2003
- Low maintenance, easily managed building
- Good condition throughout

Daytime view from Balcony



LOCATION

48-50 James's Street is prominently positioned on the corner of James's Street and Echlin Street in Dublin 8. The building is adjacent to the landmark St James's Gate Brewery and is approximately 250 metres east of the entrance to St. James's Hospital. Christchurch Cathedral is approximately 1.25 km. to the east and the property is within easy reach of St. Stephen's Green and all the amenities of the City Centre.

The location is excellently served by public transport, being close to the Luas Stop (Red Line) at the entrance to St. James Hospital and only approximately 350 metres from Heuston Mainline Train Station and Luas Stop. There are numerous bus routes running long James's Street and N4 Dublin-Galway Road is approximately 340 metres to the north west.

The building is prominently located fronting James's Street, which is a busy route to and from the city centre.



DESCRIPTION

48-50 comprises a substantial 5 storey building situated on a prominent corner site enjoying excellent frontage to James's Street and Echlin Street. Internally the apartments have recently being redecorated and are in excellent condition ready for immediate re-letting. The one bedroom apartments average approximately 55.5 sq.m (598 sq.ft) and the two bedroom apartments average approximately 78 sq.m (840 sq.ft). The majority of the retail accommodation is fully fitted, having previously traded as a pharmacy.

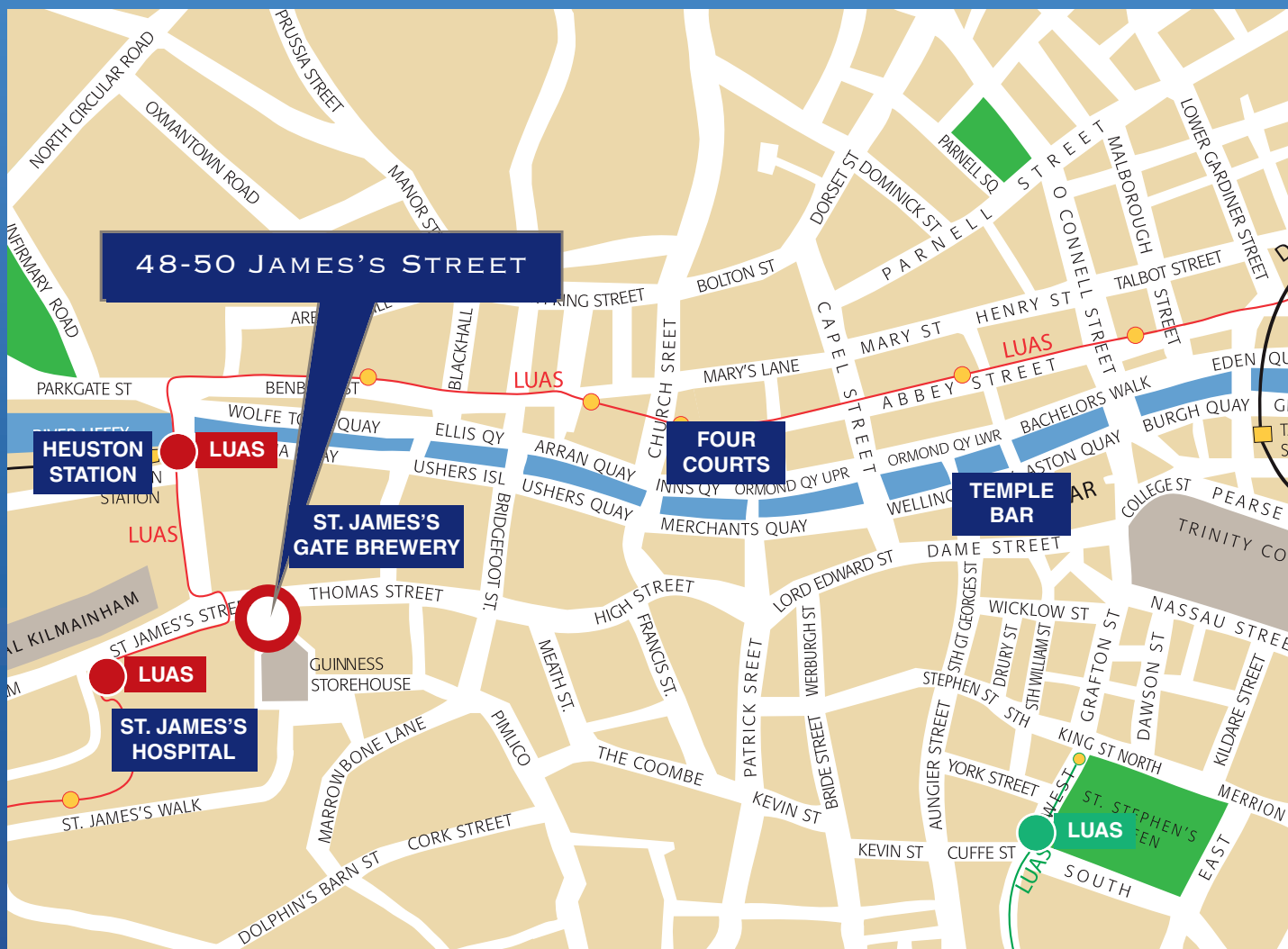


Floor	Unit No.	Accommodation
Ground	Retail	75 Sq.m / 807 Sq.ft
Ground	1	1 bedroom apartment
Ground	2	1 bedroom apartment
First	3	1 bedroom apartment
First	4	1 bedroom apartment
First	5	1 bedroom apartment
First	6	2 bedroom apartment
Second	7	1 bedroom apartment
Second	8	1 bedroom apartment
Second	9	1 bedroom apartment
Second	10	2 bedroom apartment
Third	11	2 bedroom apartment
Third	12	2 bedroom apartment
Third	13	2 bedroom apartment
Fourth	14	1 bedroom apartment
Fourth	15	1 bedroom apartment

RENTAL POTENTIAL

No. 48-50 James's Street is a high quality modern apartment building that is in excellent condition. It is centrally located close to the city centre and St. James's Hospital, which is one of the largest hospitals in Ireland. Rental demand in this location is strong and the apartments are readily lettable, with minimal voids envisaged. The estimated rental value for the building is €172,000 per annum, based on an average rent of €850 per 1 bedroom apartment, €1,000 per 2 bedroom apartment and €10 - €12,000 on the retail accommodation.





VIEWING

Strictly by appointments through the sole selling agent.

CONTACT

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