



3 MEATH STREET, DUBLIN 8

(Tenants Not Affected)

FOR SALE

By Private Treaty

DOUGLAS NEWMAN COO **DNG**

Description

DNG Advisory bring to the market a prime mixed use investment opportunity in one of Dublin's most central locations. Situated within the central south Dublin City area known as the 'Liberties' close to Christchurch and all of the main shopping and visitor attractions, The opportunity comprises the following mix:

This property is a very well maintained mid terrace property comprising three storey's. The attractive ground floor retail/commercial unit has a long term occupational tenant. The first & second floor comprise a vacant (currently) 2 Bedroom self contained own door duplex apartment.

This is a fantastic opportunity to purchase an excellent investment property situated in the Dublin city. This property benefits from a prime pitch in this bustling part of the city. The area is currently undergoing a significant revitalization with many new residential and commercial developments currently under construction and planned for the future. The strength of the location is supported by nearby occupiers including, Lidl, Spar, Manning's Bakery and Vicar St venue. This is a vibrant location in one of the city's premier business, hospitality/tourist and entertainment addresses.

SCHEDULE

Floor	Use	Tenant	Size Sqm	Size Sqft	Total Rental Income per annum
Ground	Medical	Diamond Smile Dental & Orthodontics	c.56	c.603	€19,800
First & Second	Duplex Apt	Vacant	c.91	c.980	ERV €20,400
Total			c.147	c.1,583	ERV €40,200

Features

- ▶ Prime Location
- ▶ Reversionary potential
- ▶ Mixed Use Investment
- ▶ Combined estimated passing rent of €40,200 per annum.
- ▶ Direct access to shops, transport links and amenity space.
- ▶ Excellent high demand rental location



