



## Whitefriars Creche & Montessori, Alexander Walk, Whitefriar Street, Dublin 8.

Investment Opportunity (Tenants Not Affected)  
For Sale By Private Treaty





## LOCATION

The subject property is located at Alexander Walk in the heart of Dublin City Centre. Alexander Walk is the former site of the Adelaide Hospital and has now been transformed into a landmark mixed use commercial and residential development. Alexandra Walk is situated in this much sought after city centre development only 5 minutes walk from St. Stephens Green, Dublin's prime city retail area at Grafton Street, Temple Bar, Trinity College and The Royal College of Surgeons. This investment is being sold with tenants not affected. The property has every possible amenity on its doorstep including excellent shops, restaurants and transport links.

Perfectly located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres, Alexandra Walk also shares its neighbourhood with elegant reminders of the rich historical and religious past of Dublin - cathedrals, libraries, museums and galleries.

From this prime city centre location, there are excellent transport links just a few minutes walk away is a QBC on Aungier Street and Dame Street, the LUAS Green line at Stephens Green servicing Dublin's South side to Dundrum/Sandyford, while Pearse Street Dart station is 10 minutes walk away.

## DESCRIPTION

The property is currently trading as "Whitefriars Creche & Montessori" employing 15 staff and caring for approximately 45 children. The property currently produces a passing rent of €42,000 and the current lease agreement expired on the 1st June 2017. We estimate the current rental value for this property to be in the region of €55,000 per annum. The property is of modern standard and extends to approximately 296 Sqm (3186 Sqft) and has been adapted to meet the needs of a Creche and childcare business. The Creche is ideally located in the City Centre where there is a high demand for childcare support. The property could also suit a variety of occupiers or investors seeking a central, accessible, ultra-modern retail or office space.

## FEATURES

- Superb central location.
- Passing rent of c. €42,000 per annum.
- ERV €55,000 Per Annum (c. 8% gross yield)
- Established Business for circa 10 Years.
- Significant opportunity for long term capital growth.

## BER DETAILS

BER D2

BER No. 800569873

Energy Performance Indicator: 673.16Wh/m<sup>2</sup>/yr

## ASKING PRICE: €695,000

*For sale on the instructions of Jim Hamilton, BDO.*

FOR FURTHER INFORMATION AND VIEWING DETAILS, PLEASE CONTACT:

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