

14

Lower Pembroke Street

Dublin 2



FOR SALE



14

Lower Pembroke Street Dublin 2

- Substantial four-storey over basement Georgian building
- Prominent location on Lower Pembroke Street close to Fitzwilliam Square and Lower Baggot Street
- Mixed-use - office | residential | gym
- Extends to 436.5 sq. m. (4,699 sq. ft.)
- Currently producing €100,380 per annum
- Commercial tenants not affected



Location

14 Lower Pembroke Street occupies a high profile position on Lower Pembroke Street which connects Lower Baggot Street with Fitzwilliam Square. The property is located in the heart of Dublin's central business district and is within walking distance of numerous bars, cafés/restaurants and hotels. Merrion Square, St. Stephen's Green and Grafton Street are all within walking distance. Public transport links are excellent with the DART at Pearse Street and the Luas Green line at St. Stephen's Green within close proximity. Numerous Dublin Bus routes also serve the location.

The occupiers are entitled to become members of Fitzwilliam Square which is a private park for the use of those living/working in close proximity to the Square.



Description

The building comprises a substantial four-storey over basement Georgian building located 30m from Fitzwilliam Square. The building features generously proportioned rooms, retaining some original features to include decorative cornicing, ceiling roses and sliding sash windows. There is an attractive enclosed courtyard to the rear with pedestrian access to Mackies Place.

The property is mixed-use - commercial and residential. There is a modern gym, therapy room, sauna and changing rooms in the basement with a fitness studio and further changing facilities in part of the ground floor. The gym enjoys independent access via the basement directly from Lower Pembroke Street. The remainder of the ground floor and first floor are in office use with the upper floors in residential use, comprising 7 units.



Transport



Numerous Dublin bus routes serve the immediate area.



The Luas green line is accessible at Charlemont, St. Stephen's Green and Harcourt Street.



Ample on-street meter parking available on Pembroke Street and Fitzwilliam Square.



The DART is accessible at Pearse Street.



Dublin Bikes stations are available on Fitzwilliam Square (east and west).



Not to scale. For illustration only.

Tenancy Information

Floor	Tenant	Size Sq. M.	Size Sq. Ft.	Rent Per Annum	Lease
Ground and Basement	Pat Henry	164.00	1765.23	€43,400.00	15 year lease from 1st March 2007
Ground	DLD	38.88	418.52	€10,200.00	No lease. In occupation since June 2014
First	Compass	33.82	364.00	€10,000.00	No lease. In occupation since July 2011
First	Vacant Office	32.48	349.58	Vacant	
First Floor Return	Vacant residential	26.92	289.73	Vacant	
Second	Private residential	32.80	353.05	€8,100.00	Notice served, to vacate 23rd November 2018
Second	Private residential	25.04	269.48	€9,000.00	2 year lease from 2nd August 2017
Third	Private residential	16.56	178.28	€5,700.00	Notice served, to vacate 21st December 2018
Third	Private residential	38.34	412.69	€ 7,800.00	Notice served, to vacate 21st December 2018
Third	Private residential	17.60	189.49	€6,180.00	Notice served, to vacate 3rd August 2018
Common Facilities		10.11	109.00		
Total		436.54	4,699.00	€100,380.00	

* Full lease details available on request.

* Commercial measured on NIA, residential GIA.

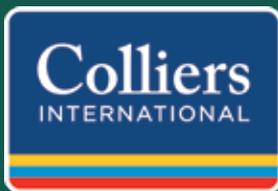
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Title

We understand the property is held under Freehold title.

Solicitor

Gartlan Furey Solicitors,
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PSRA Licence Number 001223

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