

# 7 Eden Quay, Dublin 1

Pivotal City Centre Investment Opportunity

**BER Exempt**



## Description

The property is a mid-terraced Victorian style building comprised of a four storey over basement commercial premises fronting onto the River Liffey. The ground floor and basement of the building are fitted out and utilised as a Casino/ Amusement Arcade and the upper floors of the accommodation comprise of generous office accommodation.

## Location

Eden Quay occupies a pivotal position in the heart of Dublin City Centre close to O'Connell Street, Henry Street and the IFSC. This prominent location provides an opportunity for an investor to purchase this investment in an excellent City Centre location. Neighbouring occupiers include the Laughter Lounge

and Clifton Court Bar. The area offers all usual City Centre amenities including restaurants, retail shopping facilities, universities and is a nexus for numerous transport links such as the Luas, Dublin Bus and Bus Eireann.

## Features

- Investment opportunity
- Pivotal City Centre location
- Viewing highly recommended

## Viewings

Strictly by appointment with sole selling agents.

## Price

Offers in excess of €1,500,000, which equates to a net initial yield of 6.63%.

## Title

We understand that the property is held freehold.

## Zoning

The property is zoned objective Z5 to ‘consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and to protect its civic design character and dignity’ under the Dublin City Development Plan 2016-2022.

## BER

Exempt

### Tenancy and Accommodation Schedule: 624 sq m GIA

Description	Tenant	Floor Area (GIA Sq m)	Floor Area (NIA Sq m)	Lease Term	Next Open Market Review	Break Option	Contracted Rent
Basement	Starville Promotions Limited	128.45	118.68	35-year lease from 1 June 2004	Upward only rent Reviews every five years	No Break Option	€108,000 per annum
Ground		137.44	133.53				
First		168.07	136.96				
Second		116.06	83.97				
Third		74.48	52.83				
Total		c. 624sqm (6,722 sqft)	c. 526sqm (5,661 sqft)				€108,000

For Identification Purposes Only. Not to be Relied Upon



## Contact

McNally Handy  
3 Pembroke Street Lower  
Dublin 2, Ireland  
reception@mcnallyhandy.ie  
+353 (1) 661 2003  
McNallyhandy.ie

PSRA Licence Number: 002226

John McNally  
johnm@mcnallyhandy.ie  
+353 (1) 664 0201

Eoin Grant  
eoin@mcnallyhandy.ie  
+353 (1) 664 0202

**McNally  
Handy**



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