



# NUMBER FORTY

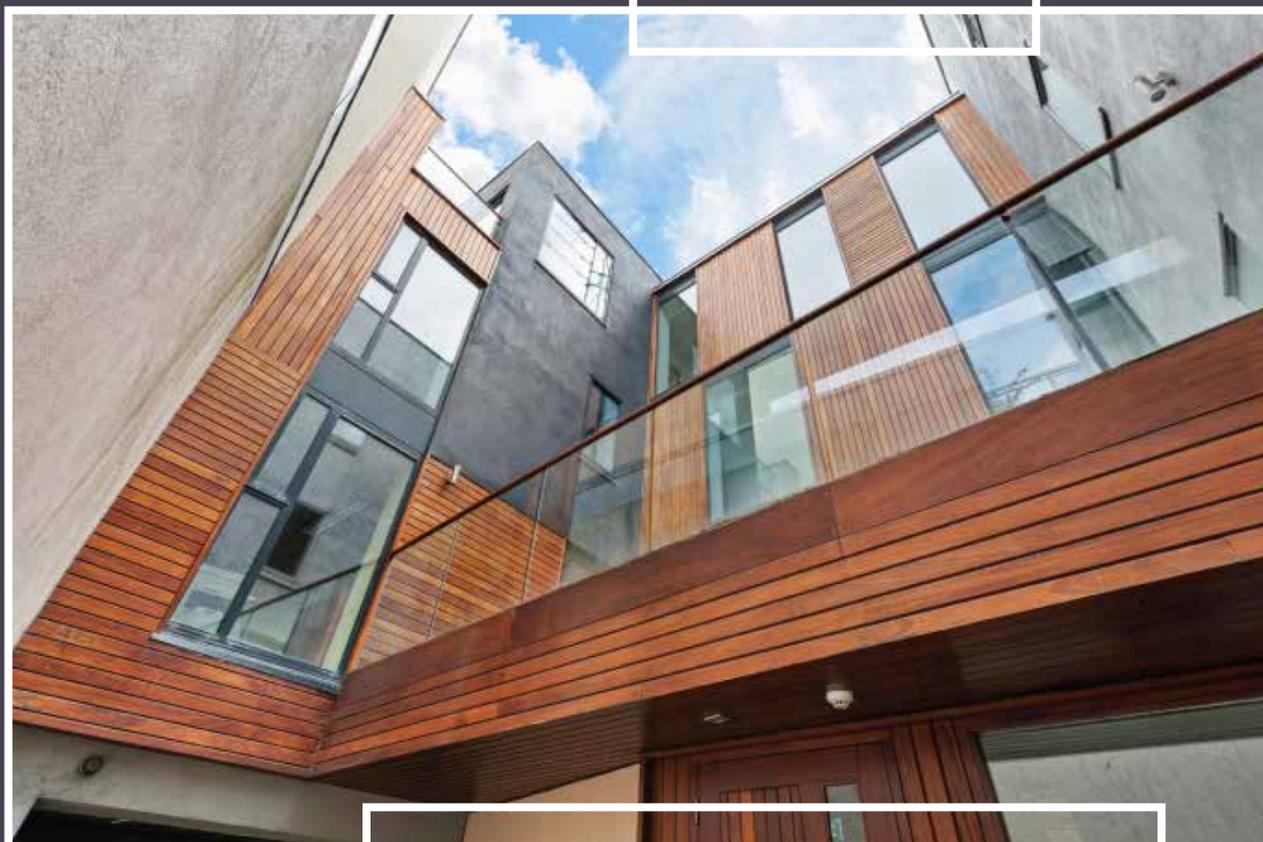
JAMES'S STREET, DUBLIN 8

INVESTMENT OPPORTUNITY  
FOR SALE

ULTRA-MODERN BUILDING BEHIND  
ATTRACTIVE RED BRICK FACADE

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JAMES'S STREET, DUBLIN 8



## INVESTMENT HIGHLIGHTS

- City centre mixed use investment opportunity
- Modern building, extending to 5,549 sq ft
- Comprises retail unit, superb two-bedroom apartment and modern offices
- Excellent location close to all amenities
- Just 350m from James's Luas station
- Passing Rent of €10,875 per annum with vacant offices of 4,015 sq ft and vacant two-bedroom apartment
- Substantial asset management opportunities



# PROPERTY DESCRIPTION

40 James's Street comprises a mixed-use, ultra-modern four storey building. The property was rebuilt in 2006, save for the red brick façade which was fully restored. The property provides a mix of uses with a retail unit on the ground floor, a two-bedroom apartment on the 1st floor, and office accommodation to the rear of the ground and 1st floors and to the entire of the 2nd and 3rd floors.

The retail unit is self-contained, providing, wc/ whb and kitchenette, with a fully glazed shop front facing onto James's Street. The residential apartment, comprises a spacious, high quality, two-bedroom apartment with large balcony to the rear and independent access from the front. The office space is modern and has been maintained to a high standard, specification includes plastered and painted walls and ceilings with inset fluorescent lighting and raised access floors (to the 1st and 2nd floors). A lift serves all floors, toilets and shower rooms are provided on the 1st to 3rd floors and a bright modern canteen / kitchen is provided on the 1st floor.

## HIGH QUALITY OFFICE ACCOMMODATION FINISHED TO AN EXCELLENT STANDARD



## LOCATION

40 James's Street is well positioned in the heart of the city, just 2km from St Stephen's Green. James's Street is a busy city centre thoroughfare with strong footfall. Excellent transport links are available in the immediate vicinity, the James's LUAS stop is located just a short walk away. Heuston station is located just 500m to the north and several bus routes also serve the area.

The surrounding area is a hub of activity, with a wide range of amenities, including a host of bars, restaurants and cafes. The Pearse Lyons Whiskey Distillery, the Guinness Storehouse, the museum of modern art and St James' hospital which currently employs over 3,800 staff and is the site of the new National Children's Hospital are all within walking distance. Dublin 8 is a vibrant quarter that is undergoing major regeneration with substantial developments including the nearby Diageo's St James Gate new world class urban centre site which will accommodate 500 new houses, a hotel and leisure space and Oakmounts new 14,000 sq ft Grade A office accommodation adjacent to Vicar Street.



The Luas is just 350m away at the James's Street stop (Red Line).



Heuston Train Station is close by



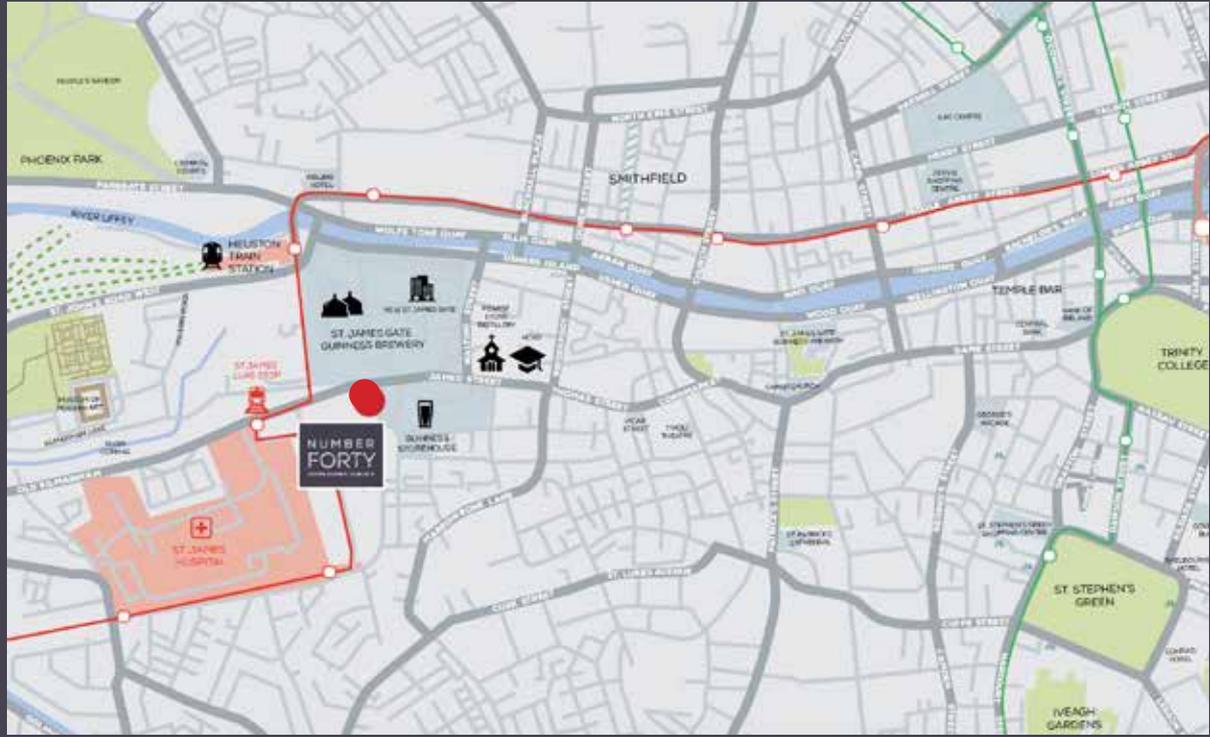
Numerous Dublin Bikes stations are in the immediate vicinity



Ample private car parks and on street parking nearby



Numerous Dublin bus routes serve the area



## TENANCY INFORMATION

Description	Floor	Sq M	Sq Ft	Tenant	Term	Rent PA
Retail (GIA)	Ground	46.83	504	Fresh Dry Cleaners Ltd	No lease in place	€10,875
Offices (NIA)	Ground	29.5	317	Vacant	-	-
	1st Floor	48.17	519	Vacant	-	-
	2nd Floor	138.35	1,489	Vacant	-	-
	3rd Floor	157.02	1,690	Vacant	-	-
Residential (GIA)	1st	95.62	1,029	Vacant	-	-
<b>Total</b>		<b>515.48</b>	<b>5,549</b>			<b>€10,875</b>

## TITLE

We understand the property is held under Freehold Title

## SOLICITOR

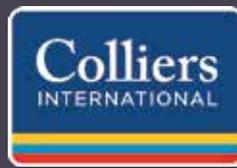
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