

For Sale



9 Herbert Street, Dublin 2, D02 V208

Prime Investment Opportunity

Asking Price: €1,500,000

Tenants Not Affected



FOR SALE PRIVATE TREATY (Tenants Not Affected)

Mixed-Use Georgian Building

Investment Opportunity in Prime CBD Location

Introduction

DNG Commercial is delighted to present 9 Herbert Street, a distinguished four-story over basement Georgian property, to the market. Located in the heart of Dublin's traditional Central Business District (CBD), this mixed-use investment opportunity offers approximately 325 sq.m. (3,499 sq.ft.) of prime real estate. The property is currently multi-let to a variety of commercial and residential tenants, generating an annual rent of €97,932.

Summary

- Mixed Use Investment
- 325 sq.m. (3,449 sq.ft.)
- Passing Rent €97,932
- Vacant Possession of Commercial Element available Q4 2026

Location

9 Herbert Street occupies a prime city centre position, just 1km west of St. Stephen's Green and within walking distance of Grand Canal Dock, Merrion Square, and Baggot Street. The area is well served by public transport, including multiple Dublin Bus routes, Dublin Bikes, and the DART at Grand Canal Dock.

This prestigious address in Dublin 2 is home to a number of multinational occupiers including LinkedIn HQ, Amazon, and BDO, making it a highly sought-after location for both commercial and residential tenants.





Property Description

The property comprises a mid-terrace four-storey over basement Georgian building, extending to approximately 325 sq.m. (3,499 sq.ft.). Externally, it features a traditional red-brick façade, Georgian sash windows, and both front and rear access from the basement and ground floor. Internally, the layout provides for a mix of commercial and residential uses, with two 2-bedroom apartments at second and third floor level.

The basement, ground, and part of the first floor are occupied by commercial tenants, while the upper floors are residential, providing stable income.

Tenancy Schedule

Unit	Use	Tenant	Rent (P.A.)	Lease Commencement	Lease Expiry	Area (sq.m)	Area (sq. ft)
Basement	Commercial	Get Back Health	€ 19,200	03/01/2023	03/01/2026	53	566
Ground	Commercial	Aston Clinic Limited	€ 26,400	01/04/2023	31/03/2026	47	504
1ST Floor (Return)	Commercial	Vacant	TBC	TBC	TBC	14	146
1st Floor	Commercial	Confidential Tenant	€ 18,960	01/11/2021	30/11/2026	59	630
2nd Floor	Residential	Private Tenancy	€ 17,220	05/11/2014	-	77	826
3rd Floor	Residential	Private Tenancy	€ 16,152	01/06/2021	-	77	827
Total			€ 97,932			327	3,499

Vacant Possession of Commercial Element available Q4 2026

BER: Exempt

Title: Please refer to agent

VAT: To be treated as a Transfer of Business

Asking Price: €1,500,000





FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG.

For further information please contact:

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PSL No.

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