

6 CHARLEMONT TERRACE, CROFTON ROAD, Dun Laoghaire, Co. Dublin

For Sale By Private Treaty - Tenants not Affected

BER EXEMPT

Investment considerations

- End of terrace period office building
- Three storey over basement
- Protected structure
- Extending to approximately 376 Sq. m (4,051 Sq. ft) GIA
- Attractive location overlooking Dun Laoghaire Harbour
- Subject to a 20 year lease from 01.04.17 at an annual rent of €62,000 per annum
- NIY 6.35%

Location

Dun Laoghaire is one of Dublin's most sought after and attractive suburban locations, situated approximately 8km south of Dublin's City Centre. The subject property is conveniently located just off Crofton Road, overlooking Dun Laoghaire Harbour. The area provides a range of attractions and amenities including Dun Laoghaire Pier, the People's Park, the Royal St. George Yacht Club, the National Yacht Club, Dun Laoghaire Shopping Centre and the National Maritime Museum of Ireland. George's Street, which is the principal shopping street in the area is situated approximately 500m to the south.

Transport

The area benefits from excellent public transport links including DART and bus services. The DART provides efficient transport to the City Centre within 20 minutes. The DART also links to the Luas (red line) in Dublin City Centre. Dun Laoghaire is easily accessible for both employees and visitors with an excellent bus service to and from the city centre and to the surrounding suburbs. Bus routes include 46A, 111, 45A, 7, 75, 58C & 74B. The N11 is situated approximately 3km east of Dun Laoghaire and Dublin's M50 motorway can also be accessed via the nearby Cherrywood - Loughlinstown junction.

Description

6 Charlemont Terrace comprises an end of terrace, period office building. Internally the property provides well apportioned accommodation throughout and is arranged over basement, ground and two upper floors. The entire property is currently in use as office accommodation. Externally there is a yard to the rear.

Overall the property extends to approximately 376 Sq. m (4,051 Sq. ft) GIA.



Accommodation

A schedule of floor areas is set out below:

Floor	Sq. m	Sq. ft
Basement	100.63	1083.20
Ground Floor	104.83	1128.33
First Floor Return	15.02	161.72
First Floor	68.86	741.22
Second Floor Return	15.52	167.04
Second Floor	71.54	770.10
Total	376.41	4051.60

*Prospective purchasers are advised to satisfy themselves regarding the measurements provided

Tenancy

The property is subject to an IRI lease for a term of 20 years from 1st April 2017 at a rent of €62,000 per annum (exclusive of VAT, rates and all other outgoings). Rent is payable quarterly in advance. The lease provides for 5 yearly open market rent reviews. The tenant has a break option on 1st April 2027 subject to 6 months’ notice.



Title

Freehold

VAT

Please refer to the agent

Guide Price

€900,000

NIY

6.35%

BER

BER EXEMPT

The property is listed as a protected structure and is therefore BER exempt

Viewings

Viewings are by appointment with the sole selling agents QRE

Solicitors

Mason Hayes and Curran
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