

Norths^{*}

Property

Since 1829



FOR SALE

Mixed use building with immense development potential.

Site area c. 0.22 acre.

Zoning Z5 (subject to planning permission).

Producing €194,180.00 p.a. gross.

(€176,352.00 net of rates and insurance).

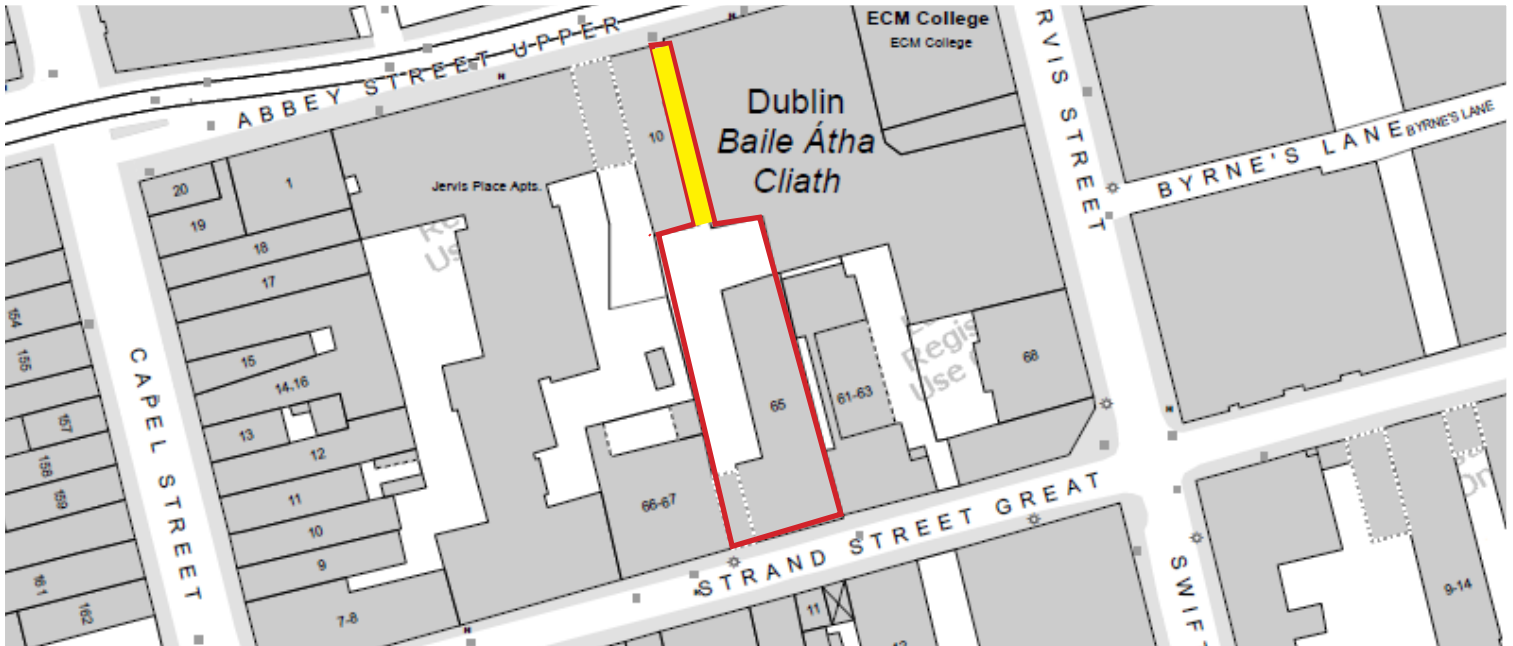
Offers in excess of €2 million.

64/65,
GREAT STRAND STREET,
DUBLIN 1

Location

This large commercial property is situated in a prime city centre location on the north side of Great Strand Street in the area bounded by Ormond Quay, Jervis Street, Upper Abbey Street and Capel Street. The property is a 3-minute walk from the Jervis Street Luas Stop/Jervis Street Shopping Centre and is minutes from O'Connell Street.

The Building is opposite the Morrison Hotel and adjoins a refurbished office building occupied by Etsy Ireland. To the rear is the Jervis Street Car Park.



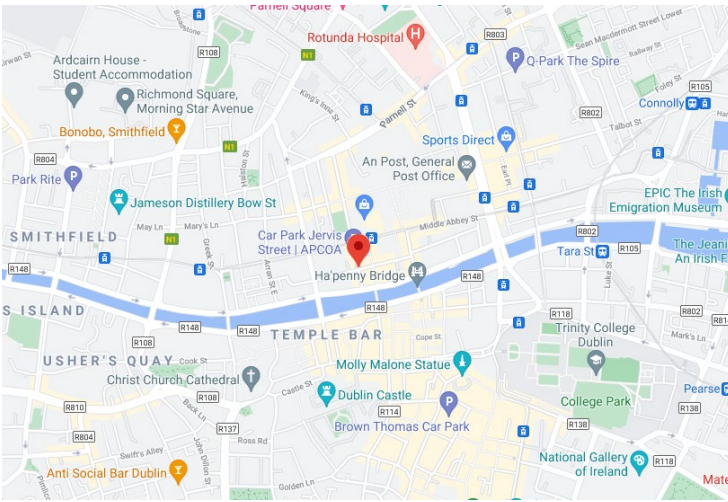
Schedule of Rents

64 – 65 GREAT STRAND STREET

ADDRESS	APPROXIMATE AREAS	TENANT	LEASE	RENT	EXPIRY	RATES & INSURANCE
Part Ground Floor	3,250 sq. ft.	Igreja Evangelica De Neva (Church)	3-year lease from 1 st May 2019	€42,000.00 p.a.	30 th April 2022	Included
Part Ground Floor	645 sq. ft.	Collective Dublin Productions Ltd.	1-year, 6-month lease from 4 th September 2020	€15,000.00 p.a.	3 rd March 2022	Included
First Floor Return	2,400 sq. ft.	GMM Media Ltd. t/a DV4	3-year lease from 1 st March 2019	€30,000.00 p.a.	28 th February 2022	Included
First Floor (left)	700 sq. ft.	Owner occupied		€15,000.00 p.a. (estimated)		
First Floor (right)	1,106 sq. ft.	Collective Dublin Productions Ltd.	3 years from 4 th March 2019	€18,000.00 p.a.	3 rd March 2022	Included
Second Floor (left)	700 sq. ft.	Motif Design & Branding Ltd.	4 years 9 months from 14 th June 2019 (Landlord's break option in 3 years)	€11,500.00 p.a.	13 th April 2024 or 13 th June 2022	Included
Second Floor (right)	1,106 sq. ft.	Post Studio Ltd.	1-year from 4 th January 2021	€16,000.00 p.a.	3 rd January 2022	Included
Third Floor	2,200 sq. ft.	Irish Undergraduate Award Ltd.	3 years from 1 st January 2019	€27,000.00 p.a.	30 th December 2021	Included
Car spaces	15			€19,680.00	3 spaces vacant	
			Total Gross	€194,180.00		

Rateable Valuation €42,200.00 Rates Payable 2021 = €11,309.60

Insurance €6,570.00



Description

The property comprises a 4-storey mixed use building extending to c. 1,115 sq. m. (12,000 sq. ft.) together with 15 car spaces. Access to the car park is by an arched entrance from Great Strand Street with additional access to Middle Abbey Street.

The office units are let on 3-year leases producing a income of €194,180.00, inclusive of rates and insurance. (net income €176,352.00) (See Schedule)

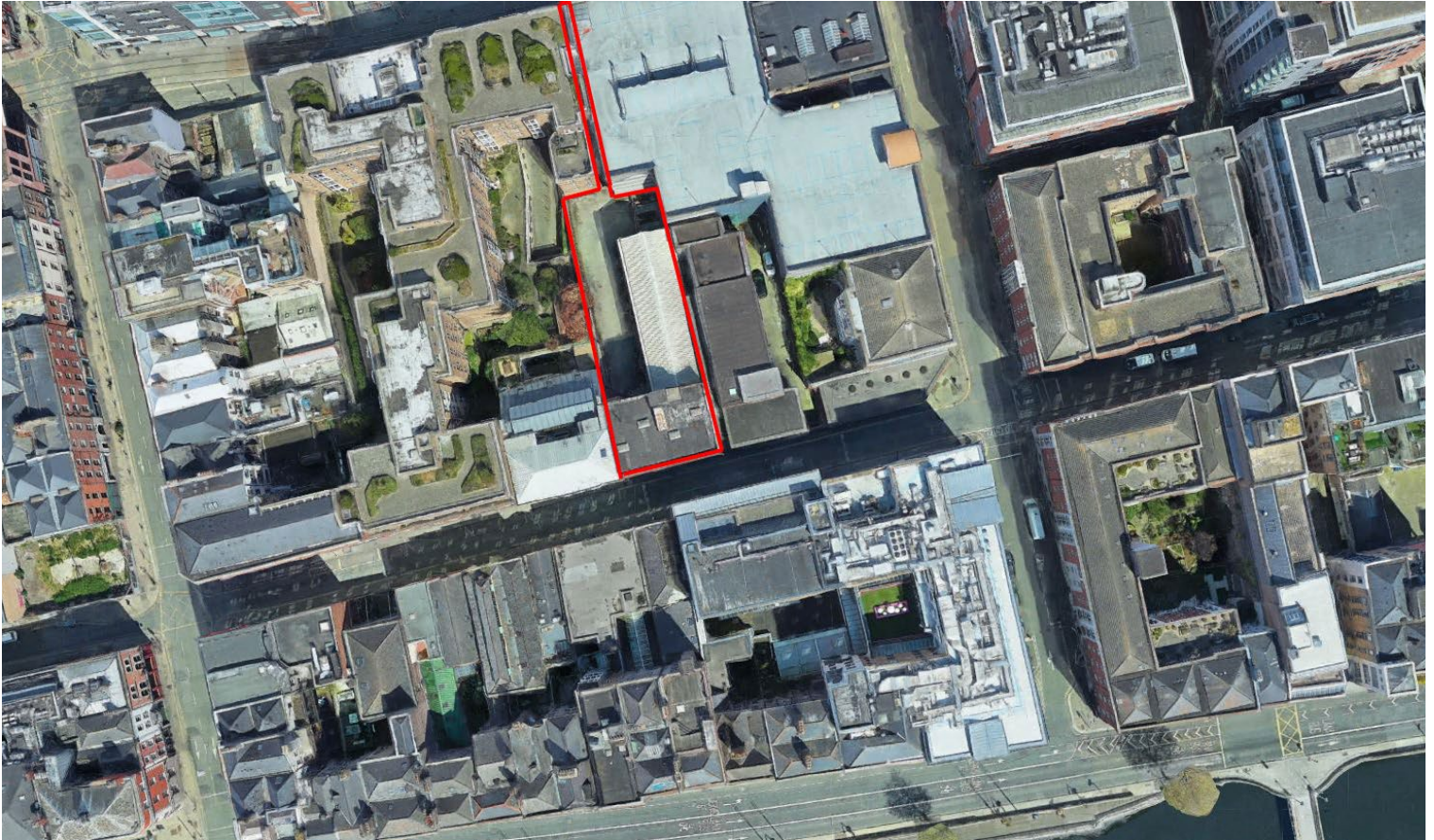
The building is of reinforced concrete construction with reinforced concrete floors, steel framed windows and flat concrete roof.

Details

PRICE: Excess €2 Million
TITLE: Freehold
BER: D1/D2/G/E1
VIEWING: Strictly by Appointment

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Description



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PSRA LICENCE NO - 001763