



38 Stephens Street, DUBLIN 2

FOR SALE BY PRIVATE TREATY

Tenants Not Affected

DOUGLAS NEWMAN GOOD
DNG

INVESTMENT COMMERCIAL OPPORTUNITY

DESCRIPTION

This city centre investment opportunity comprises of a retail/commercial building extending to c. 1,518 SQFT or c.141 SQM over three floors. The property is subject to a long term tenancy with excellent covenant (Trading as Stephens Street News).

Prime city centre location on the busy northern side of Lower St Stephen's Street, located adjacent to the Hairy Lemon bar and between the intersections with Drury Street and South William Street.

No. 38 Stephens Street Lower, operates under an occupational lease as a newsagent/off licence retail unit (at basement and ground floor). The first and second floor comprises office space with WC and staff kitchen area.

The subject property is one of Dublin's most vibrant areas with an abundance of amenities within the area including high street shopping, cafés, restaurants, bars, and many of Dublin's 5 Star hotels.



FEATURES

- Prime City Centre location
- Subject to a 35 year lease from January 1993
- Passing rent of c. €65,000 per annum.
- WAULT Six Years.
- c.400m from Grafton Street & Stephens Green
- Excellent public transport links including LUAS at Stephens Green



TITLE

We are advised that the property is held long leasehold.

BER RATING:

C2

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Asking Price €1,300,000

SALES AGENTS

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