



14 APARTMENTS AT BROOKWOOD ABBEY ARTANE, DUBLIN 5

Investment Considerations

- Multi Family Investment
- Comprising 14 apartments set within a small scheme of 40 apartments
- 11 x two beds, 2 x one beds and 1 x three bed apartment
- 9 out of the 14 apartments are subject to tenancy agreements
- Total current rent of €178,200 per annum (with vacant possession of 5 x apts)
- Estimated rental value of €275,762 per annum when fully let

Location

Artane is a densely populated residential area on the north side of Dublin City. The subject property is located along Brookwood Grove, which is accessed off Gracefield Road. The surrounding area is predominantly residential in nature with Our Lady of Mercy Church situated directly to the rear of the property. Local facilities include Mc Auley Park, Beaumont Hospital, St Joseph’s Hospital and Clontarf Golf Club. A range of amenities including shops and cafes are available in Artane Village, and in the neighbouring villages such as Raheny, Killester and Coolock.

The property is well served by public transport with the Harmonstown Train Station situated approximately 900m to the south. Several Dublin Bus routes also serve the area providing access to the City centre and the surrounding suburbs.

Drive times to key locations:

- Beaumont Hospital: 6 minutes
- M50 Exit 2: 9 minutes
- Dublin City University: 12 minutes
- O’ Connell Street: 16 minutes
- Dublin Airport: 20 minutes

Transport:



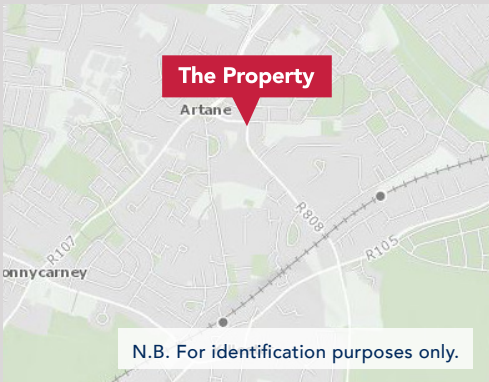
Dublin Bus
On Doorstep



Train
8 minute walk

Description

The property comprises a portfolio of 14 apartments set within a scheme of 40 apartments. The building is arranged over a basement car park, ground and two upper floors. The subject portfolio comprises 11 x two-bedroom apartments, 2 x one-bedroom apartments and 1 x three bedroom apartment. The basement provides 40 car parking spaces for the development: each apartment therefore has the use of one space. A breakdown of the accommodation and floor areas is contained within the accommodation and tenancies section overleaf.



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Accommodation & Tenancies

A schedule of accommodation and tenancies is set out below:

Unit	Floor	Accommodation	Size Sq. m	Size Sq. ft	Rent Per Annum	Lease Commencement
21	First	Two bedroom	76	820	€19,800	20th July 2017
25	First	One bedroom	59	635	€15,600	28th June 2017
26	First	Two bedroom	68	735	€19,800	1st August 2017 (HAP)
27	First	Two bedroom	63	681	€19,800	19th August 2017
28	First	Two bedroom	65	697	€19,800	26th October 2017 (No fixed term, part 4 tenancy)
29	First	Three bedroom	84	899	€22,200	17th August 2017
32	Second	Two bedroom	83	894	€21,600	1st July 2017
33	Second	Two bedroom	77	829	€0	Vacant
34	Second	Two bedroom	91	983	€0	Vacant
35	Second	Two bedroom	78	841	€19,800	4th July 2017
37	Second	One bedroom	58	631	€0	Vacant
38	Second	Two bedroom	68	732	€0	Vacant
39	Second	Two bedroom	63	674	€19,800	4th September 2017
40	Second	Two bedroom	64	694	€0	Vacant
			997	10,745	€178,200	

Prospective purchasers are advised to satisfy themselves with regard to the accuracy of the measurements provided.



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Title

Long Leasehold

VAT

VAT is applicable on the sale

Guide Price

€3,750,000

Gross Yield

7.35% when fully let

BER



BER Number: Available upon request

Energy Performance Indicator: 141.69 kWh/m²/yr - 275.22 kWh/m²/yr

Viewing

Viewings are by appointment through the sole selling agent QRE.

Solicitors

Maples and Calder
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Dublin 2

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