

47 HARRINGTON STREET, DUBLIN 8

*****Colman Grimes Estate Agents*** are delighted to present to the market this superb four storey over basement building in a prime location. This building has been fully refurbished and is presented in excellent decorative order throughout. This property is fully let out on short term leases offering an ideal investment option.**

HIGHLIGHTS:

- Impressive four storey over basement building
- Extending to 292sqm (3,144 sqft) NIA
- Property in excellent order throughout
- High ceilings, coving, cornicing & panelling
- Commercial & residential premises
- Short term tenancies in place not affected
- CCTV, Cat 6 cabling & security alarm
- Ideal investment opportunity
- Central location close to all city centre amenities
- Close to many public transportation links



BER EXEMPT

FOR SALE: €950,000



LOCATION

The property is situated in a profile position on Harrington Street adjacent to Camden Street. It is ideally located in Dublin's City Centre and within close walking distance to the corner at St. Stephen's Green, Grafton Street and an abundance of restaurants, cafes, shops & hotels. Harrington St. is well serviced by the city's transportation links including the Luas Green Line & numerous bus routes.

DESCRIPTION

The property comprises of an exceptional four storey over basement mid-terrace building extending to 292sqm (3,144 sqft). The building is in good condition throughout and has been well maintained by its current owners. The property is laid out with traditional high ceilings in selected rooms and period features throughout. It is currently in use as office accommodation with a lower ground floor residential apartment and is fully let. There are multiple short term leases in place with a current rental income in the region of €75,000. There are 5 car parking spaces to the front of the building.

SPECIFICATION

This includes wooden, linoleum & carpeted floors, plastered & painted walls, CAT 6 cabling, WC facilities.

TITLE

No. 47 Harrington Street is available for sale with the benefit of freehold title.

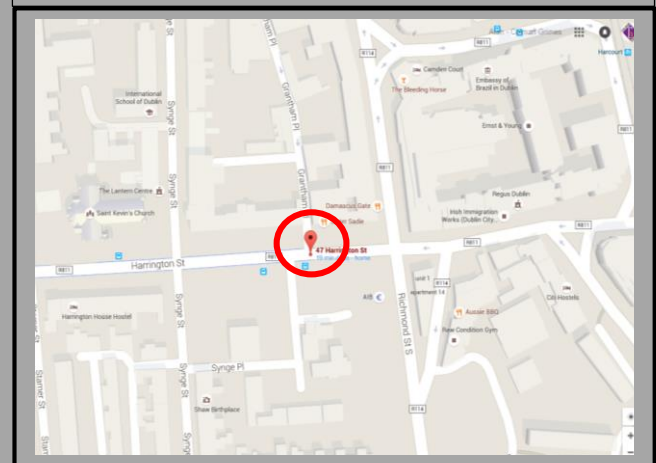
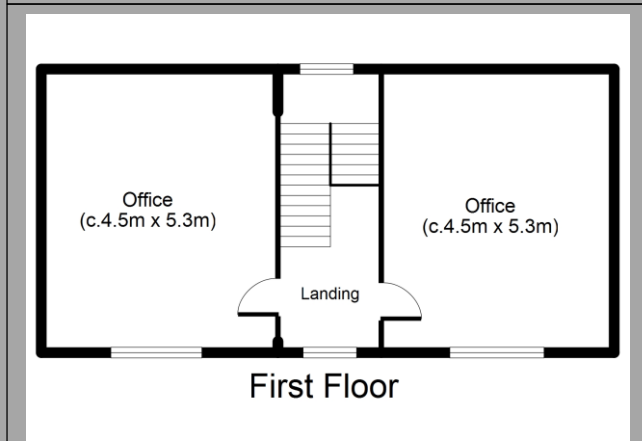
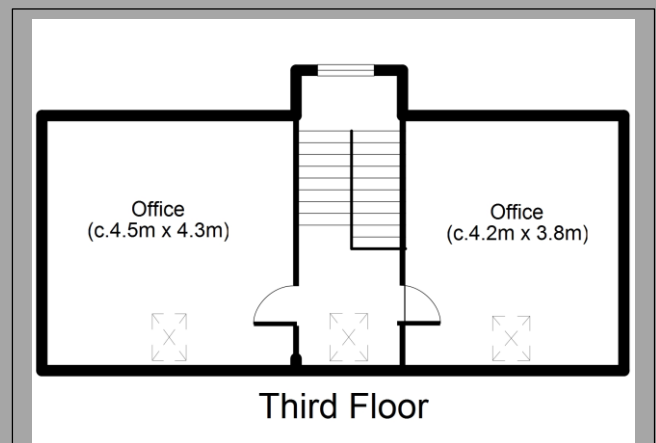
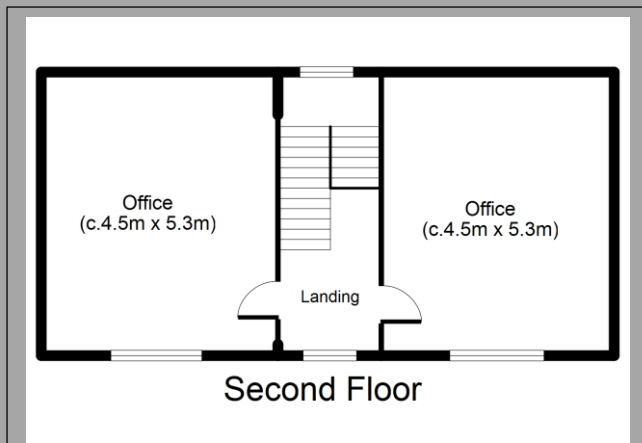
LEASE SUMMARY

47 Harrington Street, Dublin 8 - Short Term Leases	
Unit	Rent
Basement	€1150
Ground Floor	€1700
1st Floor	€1075
2 nd Floor	€1075
3 rd Floor	€685
Car Spaces	€600
Total Monthly Rental Income	€6285
Annual Income	€75420



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LOCATION MAP

FURTHER INFORMATION / VIEWING

For further information please contact:

Colman Grimes

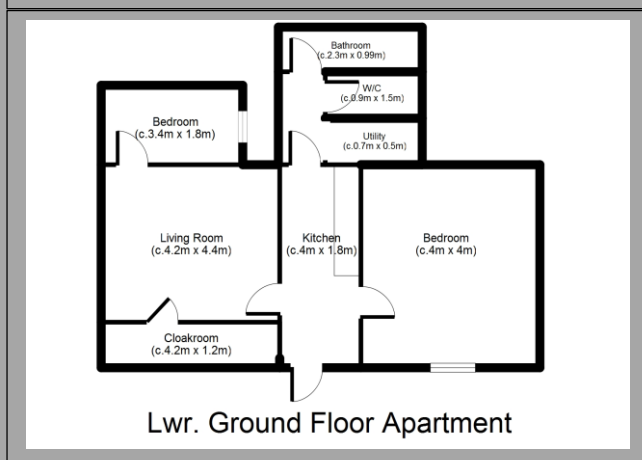
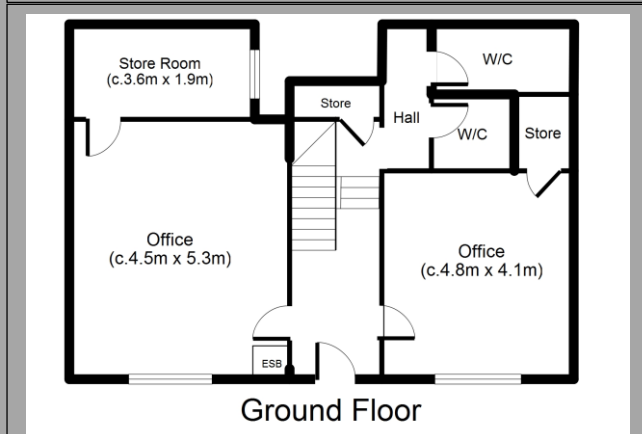
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FLOOR PLANS – Not to scale, for identification purpose only

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**So you like this property and want to make an offer
or a arrange a second viewing?**

**Feel free to discuss with our agent at the viewing or simply
contact us on our details set out below**

**Need a valuation on your property ?
Call us now on 01-4670838
We would be delighted to assist you!**

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Disclaimer: Whilst every care has been taken in preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given".

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