

# MARINE COURT CENTRE, MALAHIDE, CO. DUBLIN

BER E1

# REA GRIMES

PRIME LOCATION MULTI-TENANT COMMERCIAL  
INVESTMENT OPPORTUNITY

Asking Price: €1,750,000  
Annual Passing Rent: €126,720



T: 01 853 0630

W: [www.reagrimes.ie](http://www.reagrimes.ie)

E: [info@reagrimes.ie](mailto:info@reagrimes.ie)

Estate Agents • Auctioneers • Valuation Surveyors • Letting & Portfolio Management

## PRIME LOCATION MULTI-TENANT COMMERCIAL INVESTMENT OPPORTUNITY

### Specification / Key Benefits:

- Investment property - prominent three storey building
- Comprising 10 mixed use units - café, restaurant, dental surgery, offices
- Approx. 263 sq m / 2,833 sq ft
- Rental income of €126,720 per annum
- Being sold with tenants in situ in 8 units, and 2 units with vacant possession
- Excellent location in Malahide village with panoramic coastal views

### OVERVIEW:

REA Grimes Clontarf are thrilled to bring this well-located commercial premises to the market. Marine Court Centre comprises 10 units over 3 floors, and is being sold with current tenants in-situ. Two units are being sold with vacant possession. The property has a current rental income of €126,720 per annum.

### LOCATION:

Situated in the heart of Malahide village - It is well-serviced by excellent public transport links, including the DART (400m from the property) and Dublin Bus (nearest bus stop is 100m), ensuring fast and easy access to and from the City Centre and further afield. Excellent road networks offer easy access to the M1 / M50 motorways and Dublin Airport. There is also on-street meter parking adjacent to the property.

### TENANCY:

Current rental income of €126,720 per annum from 8 units, with two vacant units. Tenants not affected. Further details available on request.

### ACCOMMODATION:

#### Ground Floor:

Comprises a dental surgery, a vacant unit, and an own door cafe

#### First Floor:

Comprises a restaurant, and 4 office units

#### Second Floor:

Comprises further office space, and a co-working office unit

### USAGE TYPE:

Investment, mixed use

### COMMERCIAL RATES:

Paid by tenants of the occupied units.  
Vacant unit is approx. €1,063 per annum.

### BER DETAILS:

BER: E1

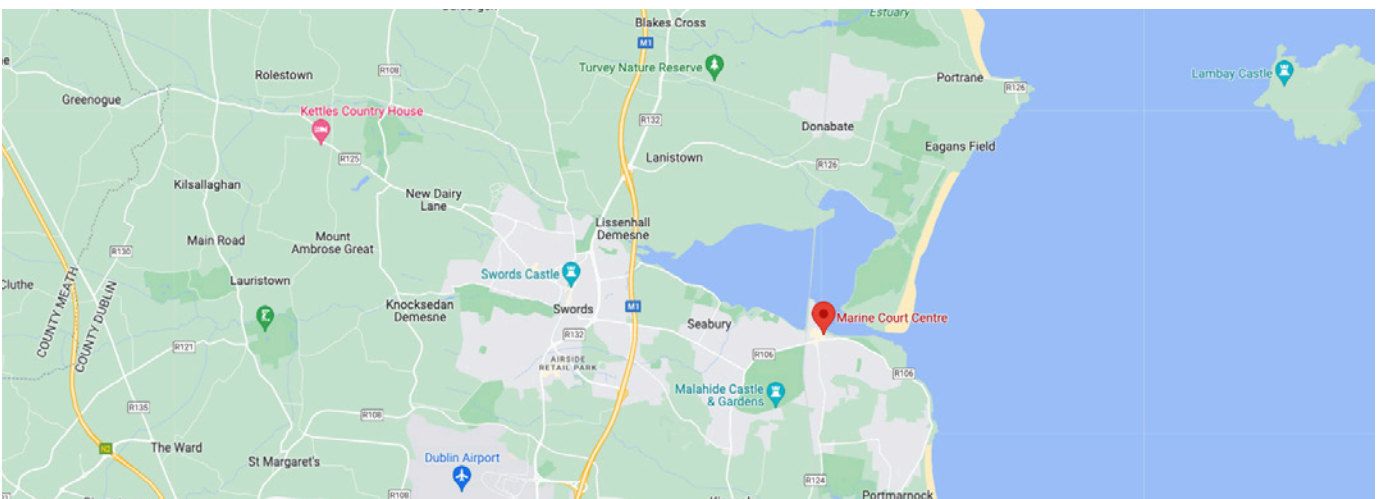
BER No: 800837957

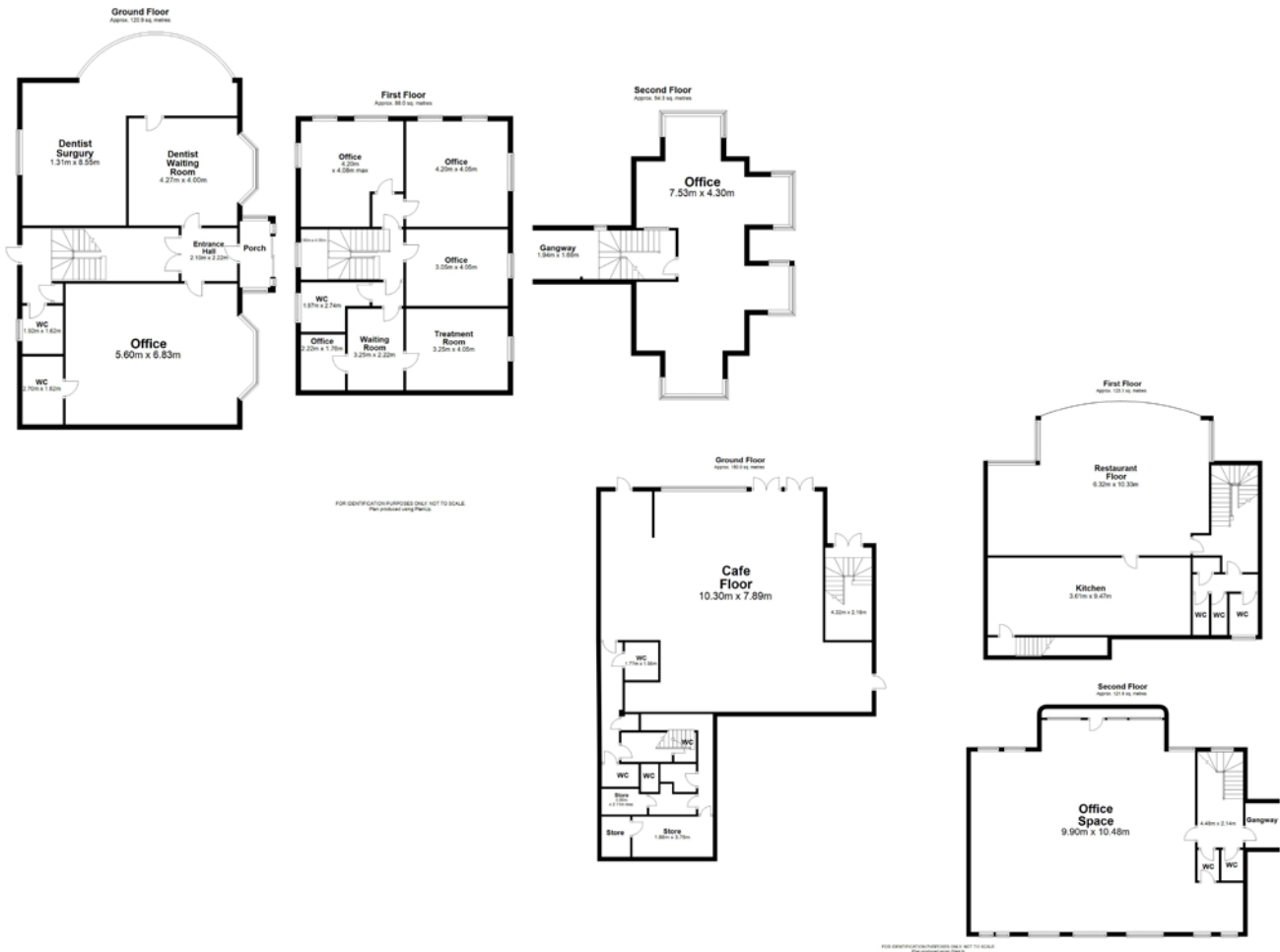
Energy Performance Indicator: 538.47 kWh/m<sup>2</sup>/yr 2.15











**TITLE:**

Both the Freehold and Leasehold interest in the property are held

**VIEWINGS:**

Viewings are strictly by pre-arranged appointment through REA GRIMES the sole selling agents.

**CONTACT:**

For further information please contact REA Grimes:

192 Clontarf Road, Dublin 3  
 Ph: +353 (0) 1 853 0630  
 PRSA 001417

**SOLICITORS:**

Eversheds Sutherland  
 Earlsfort Centre, 1 Earlsfort Terrace, Dublin 2  
 (01) 664 4200

**RECEIVER:**

Mazars  
 Block 3, Harcourt Centre, Harcourt Road, Dublin 2  
 (01) 449 4400



**DISCLAIMER**

REA GRIMES Estate Agents for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA GRIMES Estate Agents have the authority to make or give representation or warranty whatever in relation to this property.