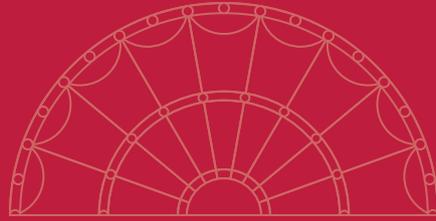


INVESTMENT FOR SALE



46
&
47

MERRION SQUARE

DUBLIN 2





Location

No.'s 46 & 47 Merrion Square occupy a high-profile position on the east side of Merrion Square which connects Mount Street Lower with Fitzwilliam Street.

The properties are located in the heart of Dublin's Central Business District. St. Stephen's Green, Fitzwilliam Square & Grafton Street with their numerous bars, cafes, restaurants and hotels are all within walking distance. Public transport links are excellent with the DART at Pearse Street and the LUAS Green line at St Stephen's Green in close proximity. Numerous Dublin Bus routes also serve the location. Nearby occupiers include Holles Street Hospital, Dail Eireann, The National Gallery of Ireland and the 5 star Merrion Hotel.



DART
The Dart is accessible at Pearse Street



LUAS
The Luas is accessible at St. Stephen's Green, Dawson Street and Charlemont



DUBLIN BIKES
Dublin Bikes stations are available on Merrion Square (east and west)



BUS
Numerous Dublin Bus routes serve the immediate area



PARKING
Ample on street meter parking available on Merrion Square



Prestigious Georgian Opportunity

- One of Dublin's most sought-after locations overlooking Merrion Square
- Two impressive adjoining, four storey over basement Georgian buildings
- Two modern mews buildings - One vacant
- 16,475 sq. ft (NIA) with car parking to the rear
- Currently producing €526,650 p.a.
- Highly reversionary
- Available in separate lots





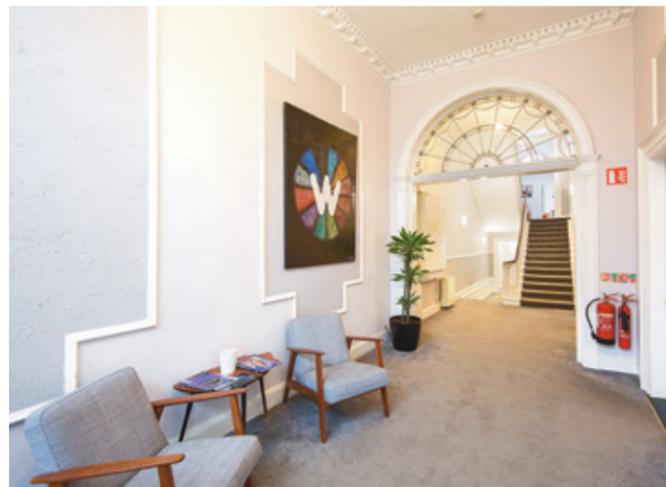
Description

This is a unique opportunity to acquire two substantial Georgian properties with mews' in an unrivalled city centre location. The offering comprising No's 46 & 47 - two prestigious Georgian buildings on Merrion Square, with two modern mews buildings and car parking to the rear, accessed via Stephen's Place.

No.'s 46 and 47 comprise two adjoining, four storey over basement Georgian buildings. The buildings present in excellent condition. Each building features generously proportioned rooms, spacious common areas and striking entrance hallways. Both buildings also retain many original period features with attractive cornicing, sash windows & shutters, ornate fireplaces and ceiling roses throughout.

The mews buildings, accessed via Stephen's Place, provide modern office accommodation over three floors.

Each property comes with the benefit of car parking to the rear, accessed via Stephen's Place. The entire is situated on a site area of approximately 0.36 acres.



Covenant



A social media engagement tracking firm established in 2011.
www.newswhip.com



A voluntary, self-regulatory professional body representing the business and professional interests of firms and individuals engaged in Consulting Engineering.
www.acei.ie



Electronic record management and recording software for the dental sector.
www.twotenhealth.com



Non-profit organisation providing study abroad programming for U.S. undergraduates.
www.ifsa-butler.org

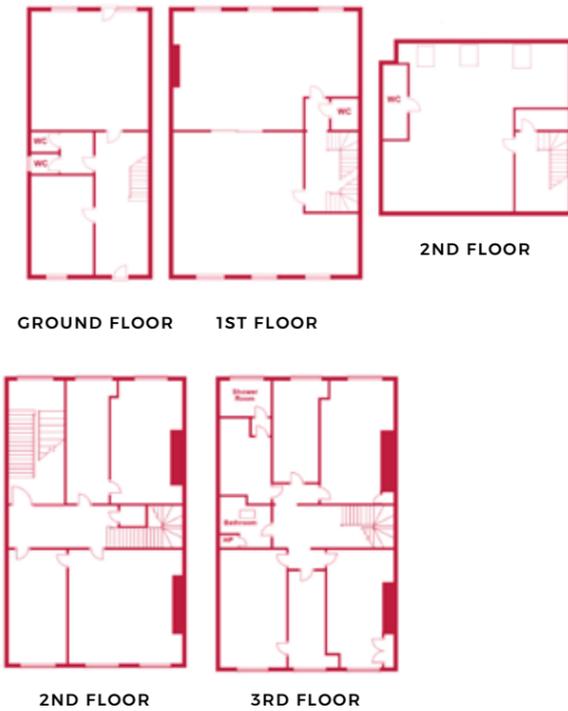


Floor plans

46 Merrion Square East



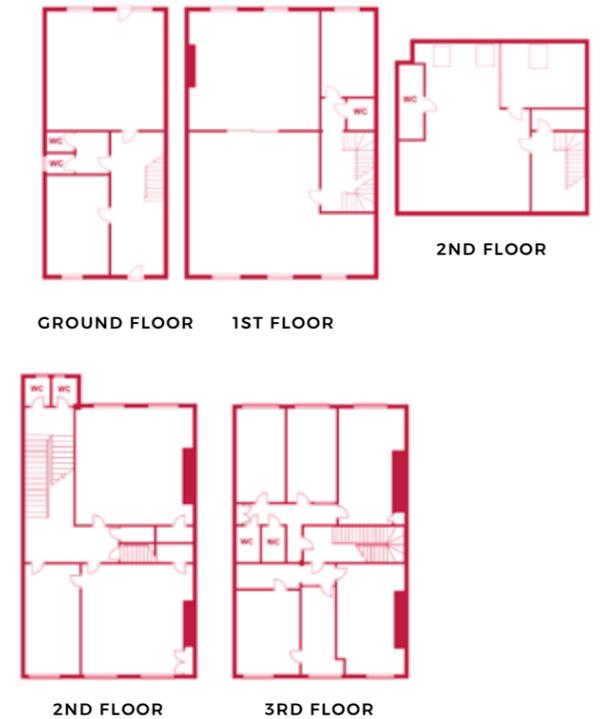
46 Stephen's Place



47 Merrion Square East



47 Stephen's Place



TENANCY SCHEDULE *Full lease details available upon request.*

Lot	Address	Floor	Area (NIA) sq. ft.	Tenant	Annual Rent	Car Parking	Lease Start	Lease Expiry	Lease	Deed of Renunciation
2	46 Merrion Square	Basement	1,475	Institute for Study Abroad	€47,100	1 spaces	01/12/18	31/08/23	4 years 9 months	Yes
		Hall Floor, Second & Third Floor	2,913	Two Ten Health	€117,000	3 spaces	01/10/19	30/09/24	Deed of variation extending the lease term by 5 years from 1st October 2019 to 30 September 2024. Stepped Rent 01/10/2019 - 30/09/2020 - €105,000 pa 01/10/2020 - 30/09/2021 - €117,000 pa 01/10/2021 - 30/09/2022 - €123,000 pa 01/10/2022 - 30/09/2024 - €127,020 pa	Yes
		First Floor & Return	1,279	ACEI	€51,120	1 space	01/09/04	28/09/24	Lease expired 28/06/2019 - Deed of Variation dated the 10th July 2019 amended the term to - 20 years and 28 days from 01/09/2004.	Yes
		TOTAL	5,667		€215,220	5 spaces				
	Mews 46 Stephen's Place	Entire	2,286	Vacant	-	2 spaces	-	-	-	-
	TOTAL		7,953		€215,220	7 spaces				
3	47 Merrion Square	Entire	6,330	NewsWhip	€229,850	5 spaces	08/02/2016	07/02/2026	10 year lease	Yes
	Mews 47 Stephen's Place	Entire	2,191	NewsWhip	€81,580	2 spaces	08/02/2016	07/02/2026	10 year lease	Yes
	TOTAL		8,521		€311,430	7 spaces				
	ENTIRE TOTAL		16,475		€526,650					



Further Information

TITLE

The property is held under Freehold title.

BER

The main buildings are protected structures and are exempt from BER.

46 & 47 Stephen's Place



TENANTS NOT AFFECTED

DATAROOM

www.46-47merrionsquare.com

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