

REA

GUNNE PROPERTY



"PRESENTING A RARE OPPORTUNITY TO ACQUIRE IN ONE LOT, 3 No. TWO BED DUPLEX UNITS TOGETHER WITH 2 No. ONE BED GROUND FLOOR APARTMENTS IN A PRIME RESIDENTIAL LOCATION, ALL WITH THE BENEFIT OF OWN DOOR ACCESS AND IN A SINGLE MANAGED BLOCK"

FOR SALE BY PRIVATE TREATY

(On behalf of a private client with no third party consent required)

Portfolio of 5 No. own door duplex & ground floor apartments,

19, 20, 22, 23 & 24 O'Hare's Mill,
Nicholas Street, Dundalk, Co. Louth.

RESERVE: €550,000

SCHEDULE OF ACCOMODATION & FLOOR AREAS

The O'Hare's Mill Portfolio comprises:

- No. 19** – 1 Bed Ground Floor Apartment - c.51.52 M²
No. 20 – 1 Bed Ground Floor Apartment - c.49.67 M²
No. 22 – 2 Bed Duplex - c.87.46 M²
No. 23 - 2 Bed Duplex - c.87.46 M²
No. 24 - 2 Bed Duplex - c.87.46 M²

2 Bed Duplex – General description

Turn Key “Own-Door” self-contained duplex with entrance hall, kitchen cum dining room, living room, two bedrooms, family bathroom, large private decking areas to the front and rear and private secure parking.

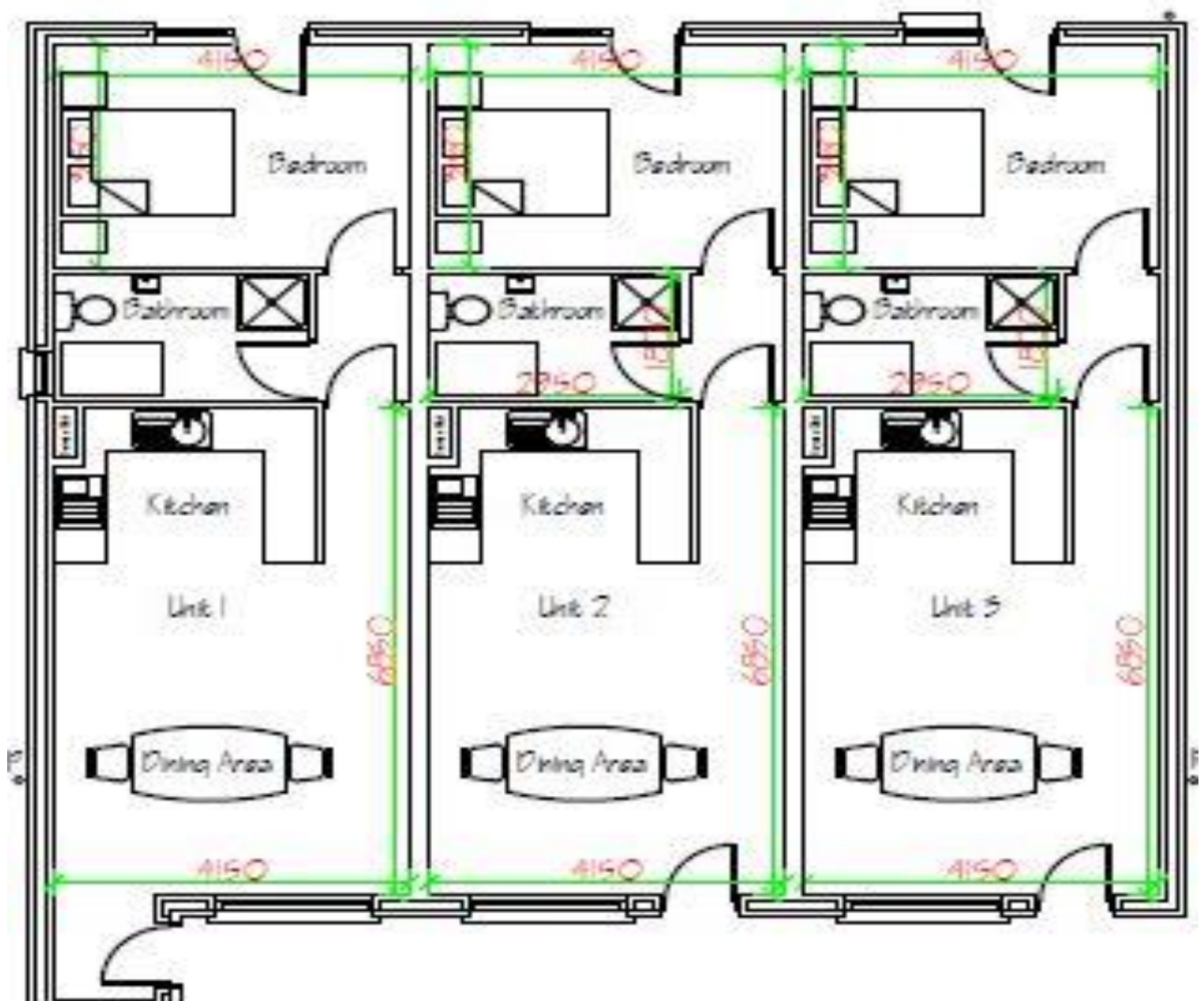
1 Bed Apartment – General description

Turn key “Own-Door” self-contained apartment with entrance hall, Kitchen cum dining room, living room, one bedroom, bathroom, private parking and secure main entrance.



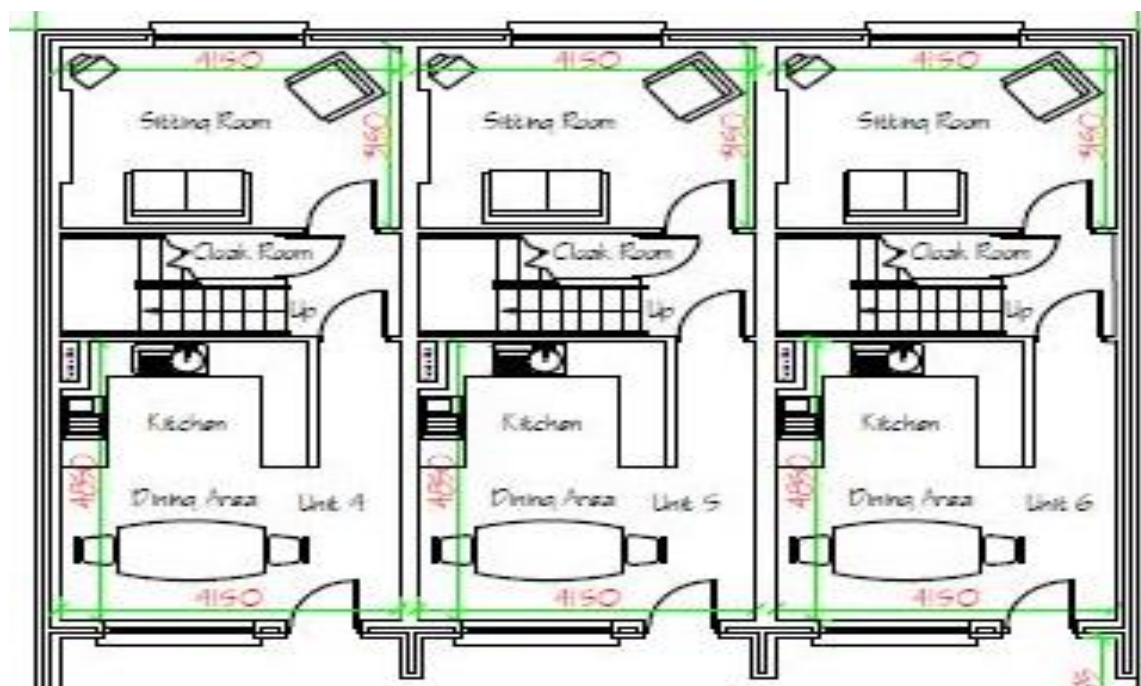
“O’HARE’S MILL” – PORTFOLIO

PRIVATE INVESTMENT PORTFOLIO CONSISTING OF 5 No. OWN DOOR
RESIDENTIAL UNITS IN A BLOCK OF 6 No. UNITS.



Ground floor layout plans of the entire development –
for identification purposes only

Continued...



FIRST FLOOR PLANS FOR DUPLEX "OWN DOOR" UNITS – FOR IDENTIFICATION PURPOSES ONLY



SECOND FLOOR PLANS FOR DUPLEX UNITS – FOR IDENTIFICATION PURPOSES ONLY



TENANCY SCHEDULE:

No. 19 - GROUND FLOOR ONE BEDROOM APARTMENT.

Currently yielding an annual rental return of €7,200 per annum.

No. 20 - GROUND FLOOR ONE BEDROOM APARTMENT.

Currently yielding an annual rental return of €7,200 per annum.

No. 22 - FIRST, SECOND & THIRD FLOOR TWO BED DUPLEX DWELLINGS
WITH FRONT AND REAR PRIVATE ROOF TOP GARDENS.

Currently yielding an annual rental return of €12,000 per annum.

No. 23 - FIRST, SECOND & THIRD FLOOR TWO BED DUPLEX
WITH FRONT AND REAR PRIVATE ROOF TOP GARDENS.

Currently yielding an annual rental return of €12,000 per annum.

No. 24 - FIRST, SECOND & THIRD FLOOR TWO BED DUPLEX
WITH FRONT AND REAR PRIVATE ROOF TOP GARDENS.

Currently yielding an annual rental return of €12,000 per annum.

MANAGEMENT COMPANY DETAILS AVAILABLE BY REQUEST

Continued...

TENANCY DETAILS & CURRENT GROSS RENTAL ANNUAL RETURN

- A full schedule of individual tenancy details is available upon request from sole selling agents together with management costs.
- All units are fully let with a Gross annual rental income of **€50,400 per annum** and with the potential to increase.

ABOUT DUNDALK

Dundalk, which is the administrative capital of the North East and the principal commercial center of Co. Louth, is strategically located midpoint between the two capitals and on the eastern economic corridor.

With a population of approximately 42,350 persons according to the 2016 Census, Dundalk and its environs encompasses a catchment of over 110,000 within a 20 Km distance and is home to the highly acclaimed “Dundalk Institute of Technology”. The Town’s strategic location is further enhanced by the existence of pivotal infrastructure including the M1 Motorway, an inner relief road, excellent rail services including the “Enterprise”, numerous Port access including a deep port at Greenore and superb telecommunications which have made Dundalk a highly desirable location for numerous multi-national companies in International and financial services, engineering and technology based sectors such as Xerox, PayPal, ABB, Prometric, National Pen, PetSafe, Activas, Warner Chilcott and also numerous home grown indigenous businesses such as Irish Life, Digiweb, Boylesports, Ovelle, Horseware, Intact, Multihog and the Great Northern Distillery, all of which contribute greatly to the town’s local economy. There are also numerous major developments currently under construction with numerous national and multi-national companies seeking to lease/secure accommodation for employees and in a town that is not yet within the RPZ.

Dundalk’s Clarke Train Station below and the completed first phase of the current redevelopment of Dundalk town Centre with an estimated capital expenditure of in excess of €5 million. The current development works include the area where the subject properties are located:

follow link for more details:

https://www.louthcoco.ie/en/louth_county_council/latest-news/part-8-clanbrassil-street-the-st-nicholas-quarter-dundalk-co-louth-.html





SECTION OF DUNDALK INSTITUTE OF TECHNOLOGY

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RESERVE PRICE

€550,000

BER DETAILS

19 O'Hare's Mill **BER D1**

20 O'Hare's Mill **BER C2**

22 O'Hare's Mill **BER D1**

23 O'Hare's Mill **BER C1**

24 O'Hare's Mill **BER D1**

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Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.