

29 Whitworth Road, Drumcondra, Dublin 9

Investment Property

For Sale



- End of terrace Commercial Investment Property
- Fully let producing c €28,500 pa
- Comprises c 110.4 sq m (1188 sq ft)
- Off street parking to front
- Tenants not affected

Grafton Buildings, 34 Grafton Street, Dublin 2

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29 Whitworth Road, Drumcondra, Dublin 9



Location

The property comprises a prominent corner position at the junction of Whitworth Road and St Brigids Road. Overlooking the Royal Canal it lies close to the village of Phibsboro and the busy shopping parades on Drumcondra Road.

The property would appeal to a range of small to medium sized investors in view of the tenancies in place.

Description

The property comprises a two storey end of terrace commercial building, and is laid out to provide office accommodation at ground floor level and self-contained office accommodation at first floor level.

The property is in excellent condition throughout and provides high quality office accommodation. The property has the benefit of off street car parking to the front

Title

We are advised that the property is freehold subject to the following tenancies:

Tenancy Schedule

Floor	Sq m	Sq Ft	Occupier	Term	Income p.a
Ground	58.61	630	McCarney Financial Services	5yr Lease from 12th April 2016	€12,000
First	51.81	557	NGS Mechanical Services Ltd	4yr 9mth Lease from 11th Sept 2013	€9,000
Advertising Board			JC Decaux Ireland Ltd	5yr Lease from 1st June 2014	€7,500
Total	110.42	1,187			€28,500

Local Authority Rates

The local authority rates for 2017 are €5559.37

VAT

The purchaser will be liable for Vat arising out of the transaction.

BER



Ground Floor

Ber No: 800573925

Energy Performance Indicator: 922.35 kWh/m²/yr 3.11

First Floor

Ber No: 800573917

Energy Performance Indicator: 918.43 kWh/m²/yr 3.35

Price

We are seeking offers in the region of €325,000.

Viewing

Strictly by appointment through the sole selling agents.

