

30 Kill Avenue, Dun Laoghaire, Co Dublin, A96 CA48

Excellent Freehold Investment Opportunity

For Sale by Private Treaty



TENANT NOT AFFECTED

- Detached two storey commercial building
- Parking area to front
- Total GIA c. 505 sq.m. (c. 5,435 sq.ft.)
- Let to a single tenant on a 10 year FRI lease from 1st April 2023
- Five yearly reviews of rent
- Tenant break option at end of year 5
- Current Rental Income €70,000 p.a.
- Excellent readymade Investment Opportunity
- We are advised that no VAT is payable on sale price
- We are advised that Title is Freehold

T. (01) 298 3500

E. property@omahony.ie

2 Willowfield Park, Goatstown, Dublin 14, D14 E6K6.

O'Mahony



30 Kill Avenue, Dun Laoghaire, Co Dublin

Excellent Freehold Investment Opportunity

Location

Located in a prominent position on Kill Avenue, Dun Laoghaire, Co Dublin, with excellent road frontage in a densely populated South Dublin suburb.

Kill Avenue is an artery road leading from Bakers Corner to Dun Laoghaire.

Description

The property comprises a two storey detached commercial building with parking area to the front of the building.

Tenancy Information

The entire is let to a Fitness Studio trading as Anytime Fitness Health Club on a 10 year FRI lease from 1st April 2023 at a rent of €70,000 per annum, with 5 yearly reviews of rent, and with a tenant break option at the end of year 5.

The existing tenant previously held a similar 10 year lease to this property from 1st April 2013 to 31st March 2023.

Prior to occupation as a Fitness Studio, the property traded as a garage showroom and held a motor franchise dealership. Planning approval was obtained for the change of use to a Fitness Studio.

Accommodation

The entire property extends to a GIA c. 505 sq.m (c. 5,435 sq.ft.) including c. 56 sq.m (c.600 sq.ft) of first floor offices. Car parking is available to the front of the building.

VAT

We are advised that VAT will not apply to the sale price.

Title

We are notified that the Title is Freehold.

Viewing

Strictly and only by prior appointment with our office.

Note:

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

	GIA sq.m.	GIA sq.ft.	Tenant	Rent p.a.
Ground floor	c. 449 sq.m.	c. 4,835 sq.ft.	Anytime Fitness	
First floor	c. 56 sq.m.	c. 600 sq.ft.	Anytime Fitness	
Total	c. 505 sq.m.	c. 5,435 sq.ft.	Anytime Fitness	€70,000 p.a.

Negotiators:

Martin O'Mahony, FIPAV. PSRA Licence no.001493

Jennifer O'Mahony, BSc(Hons) MIPAV. PSRA Licence no.001507

www.omahony.ie

O'Mahony Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.