



FOR SALE INVESTMENT



14 Adelaide Road, Dublin 2

HIGHLIGHTS

- Producing €47,400 per annum
- Prime location
- Substantial south facing rear garden
- 3 Apartments and Crèche
- Low Capital Value of €317 per sq ft
- Opportunity to substantially increase rent roll



TENANCY SCHEDULE

Description	Tenant	Sq M	Sq Ft	Rent pa
Garden Level (NIA)	Kidd Care Montessori	64	689	€21,000
Ground Floor Return (GIA)	Vacant	14.5	156	-
Ground Floor Apartment (No. 302) (GIA)	Private Residential Tenant*	50	535	€12,600
1st Floor Return (GIA)	Vacant	12.5	135	-
1st Floor Apartment (No. 304) (GIA)	Private Residential Tenant*	59.5	640	€13,800
2nd Floor Apartment (GIA)	Vacant	59.5	640	-
Total		260	2,795	€47,400

OVERVIEW

No. 14 Adelaide Road comprises a well presented three storey over garden level, mid-terrace Georgian building with one car space. The property extends to 322 sq. m. (3,470 sq. ft.) over four floors and is currently producing €47,400 per annum with one apartment vacant.

DESCRIPTION

The garden level is occupied by a crèche, which is self-contained and benefits from independent access at garden level. Laid out to provide a modern crèche facility, which includes an outdoor play area to the rear. In addition, the crèche has the benefit of a single storey log cabin in the garden, of approx. 300 sq ft, which provides additional crèche facilities.

There are three one bed apartments on the upper floors, one per floor. Each apartment is self contained and provides living cum dining room, large double bedroom and en-suite.

The property presents in good condition with many of the original period features remaining intact, including detailed cornicing, ceiling roses and marble fire places. There is a substantial, south facing, rear garden.

TENANCY

Kidd Care Montessori (tenant not affected) occupy the garden level and are holding over on a 4 year 9 month IRI lease from 1st May 2008 at a passing rent of €21,000 per annum.

* Notices of Termination have been served on each of the residential tenants and vacant possession of the apartments will be obtained by August 2018.

LOCATION

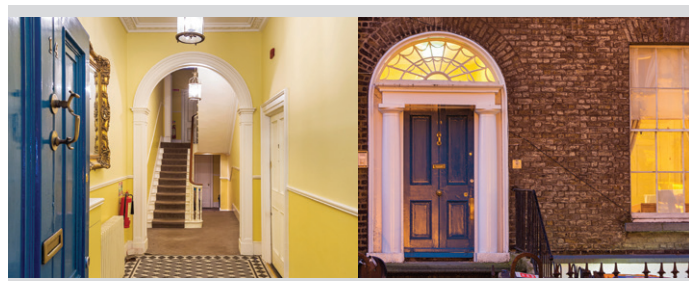
Located in the heart of Dublin's Central Business District, enjoying all City Centre amenities, including restaurants, bars, cafes and hotels. St. Stephens Green, Grafton Street and Ranelagh are all located within a five minute walk. Surrounding high profile office occupiers include Arthur Cox, Metlife, Deloitte, Investec, Barclays and Aviva together with the Adelaide Hospital.

TRANSPORT

The area is well served by a host of public transport facilities including numerous Dublin Bus routes, Dublin Bike station at Harcourt Terrace and the LUAS Green Line both at Charlemont and Harcourt within a minutes walk.

GUIDE PRICE

€1,100,000



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