



FOR SALE

55

Thomas Street

Dublin 8

Investment  
Opportunity





# Highlights

## 55 Thomas St. Dublin 8

- *Pharmacy Unit with Three Spacious Apartments*
- *Excellent City Centre Location*
- *Ground Floor Let to Thomas Street Chemist Limited*  
*Full Repairing and Insuring Lease from November 2005*  
*Upwards Only Rent Reviews with approx. 13.3 years to expiry*
- *Producing €68,900 Per Annum*
- *100% Occupied*



*The Red LUAS Line is less than a 10-min walk away*

**€68,900**  
*Per Annum*

## Description

The property comprises a terraced, four storey building that provides for retail accommodation at ground floor level and three spacious apartments on the upper floors, one per floor.

The ground floor retail unit is in pharmacy use with specification including a glazed shop front, tiled floors, suspended ceiling tiles with inset fluorescent lighting and air conditioning. The apartments are bright and spacious with high ceilings and sash windows. Each apartment provides for an entrance hallway, spacious living / dining room and separate fully fitted, modern kitchens. The bedrooms are located to the rear of the property and offer excellent storage.



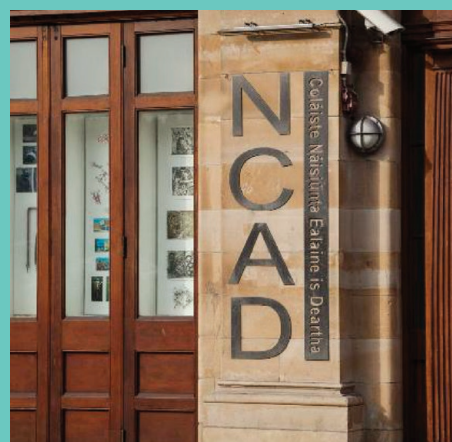
## Location

The property is located on Thomas Street, less than 2km from Trinity College. Thomas Street is a busy city centre thoroughfare which benefits from a high volume of passing traffic and strong footfall. The surrounding area is a hub of activity, with a wide range of amenities, including a host of bars, restaurants and cafes. The property neighbours the Vicar Street concert venue and is situated across

the road from The National College of Art & Design (NCAD).

Good transport links are available in the immediate vicinity with numerous bus routes serving Thomas Street, providing connectivity to the city centre and suburban locations. The Red LUAS line is accessible at The Smithfield and St. James's Hospital stations which are less than a 10-minute walk away.

The area is currently undergoing major regeneration. Development is well under way on a new student accommodation scheme on Thomas Street. The scheme will provide for approximately 250 units and is located just a minute's walk away. The property is also within walking distance of St James's Hospital, home of the new National Children's Hospital ([www.newchildrenshospital.ie](http://www.newchildrenshospital.ie)).







## Tenancy details

The ground floor retail unit is let to Thomas Street Chemist Limited by way of a 25-year, full repairing and insuring lease from November 2005. Rent reviews are on upwards only terms and there is approx. 13.3 years to expiry.

The three apartments are let by way of standard rolling residential tenancy agreements. The most recent letting was agreed in July 2017 at €1,425 per month (€17,100 per annum) which leaves the remaining apartments substantially under rented.

*The property is located on Thomas Street, less than 2km from Trinity College*



Unit	Floor	Sq M	Sq Ft	Lease	Lease Commence-ment Date	Expiry	Rent Per Annum
Retail	Ground	90	966	25-year FRI lease	Nov 2005	Oct 2030	€ 35,000
Apt. 1	1st	66	712	Standard residential tenancy agreement	July 2017	-	€ 17,100
Apt. 2	2nd	66	712	Standard residential tenancy agreement	Oct 2012	-	€ 7,800
Apt. 3	3rd	52	564	Standard residential tenancy agreement	Nov 2012	-	€ 9,000
<b>Total</b>		<b>274</b>	<b>2,954</b>				<b>€ 68,900</b>





## Further Information

### BER

Exempt

### Title

We understand the property is held Freehold.

### Contact

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