



**FOR SALE  
BY PRIVATE TREATY**

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## Unit 321, Capel Buildings

Marys Abbey, Dublin 7. D07 PX88



Compact Office Investment Opportunity



Office suite comprising c 721 sq ft



Producing €25,000 pax



Tenants Not Affected



The Capel Building is a modern purpose-built office building located just off Capel Street and in the heart of the city Centre. The building comprises a number of individually owned office suites which are particularly popular with the legal profession and those requiring a convenient office base which is readily accessible from all parts of the city.

The Building is located on the corner of Capel street and Marys Abbey, beside the Luas and numerous bus stops and is within easy walking distance to O'Connell Street, Temple Bar and Grafton Street.

The building has the benefit of an attractive and generous reception foyer which includes a café / sandwich bar. The building has the benefit of a full-time reception facility, 24 hour access, shared shower and toilet facilities and four passenger lifts serving all floors.

The subject office suite is located on the third floor overlooking Marys Abbey and extends to a net internal floor area of 721 sq ft. The unit is laid out to provide a bright open plan area, small office and a larger meeting / board room. The specification includes suspended ceiling tiles with integral light fittings, carpet tiles throughout and plastered and painted walls.

There is also a car space at basement level which is not included in the above letting and affords the purchaser an opportunity to generate additional income.

Lots of new developments under construction including two new hotels on Capel Street and Strand street and the long awaited refurbishment of the nearby City Fruit Market is due to start shortly which will further add to the diverse and vibrant mix of the area.

ACCOMMODATION (NET INTERNAL)

Floor	SQ M	SQ FT
Office Suite	67	721
One car space	Basement level - currently vacant	



TITLE

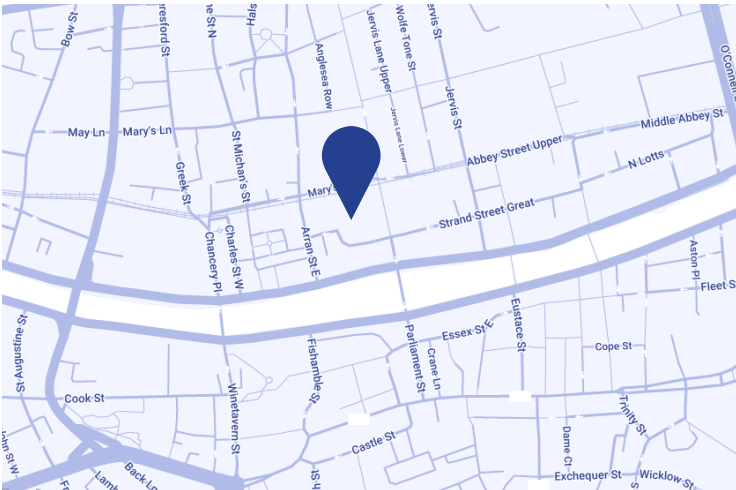
We are advised that the premises is held under a 800 year lease from March 2006.

TENANCY

The premises is let under a 3 year lease from 5th September 2023 and is subject to a reserved rent €25,000 pax which is paid on a monthly basis. The tenants are also liable for the payment of local authority rates, insurances and service charges.

RATES

The tenant is liable for the payment of local authority rates which are approx €3,135.84.



SERVICE CHARGES

The tenant is also liable for the payment of the service charge which is approx €5,802.49. There is a separate service charge amount for the car space which is approx €823.78

PRICE

Offers in the region of €335,000 (subject to contract) which would represent a NIY of 6.79%

VIEWING

Strictly and only by prior appointment with the sole selling agents

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