



**FOR SALE**

*By Private Treaty*

*Prime Investment Opportunity.*

*(Tenants Not Affected)*

# 27-27A Belvedere, DUBLIN 1



*For Identification Purposes Only*

## Situation

Located on the corner of North Circular Road and Belvedere Road minutes' walk from Mountjoy Square and Drumcondra Village. The Mater Hospital, Rotunda Hospital & Drumcondra Village are all within brief walking distance. The location could not be better as it is well serviced by both public and private transport links with easy access to the M1 and M50 Motorways. The property is adjacent to the recently opened Dublin One Hotel and landmark Big Tree Pub.

## General

Mullery Auctioneers & Property Team Lappin Estates take great pleasure in presenting to the market 27 & 27A Belvedere Road, a fine "Landmark" investment property which offers an excellent mixed Residential/Commercial investment to the astute investor. Currently producing approximately €89,000 per annum (actual & estimated, fully let with the benefit of the permitted increases assumed due). This well managed property is presented to the market as a going concern, in good condition throughout and is divided into 4 self-contained residential units (2 x 1 beds and 2 studios) another room / store and a ground floor unit in commercial use, previously in retail use. This is a fantastic investment opportunity within 15 minutes' walking distance of O'Connell Street. Viewing is very highly recommended!

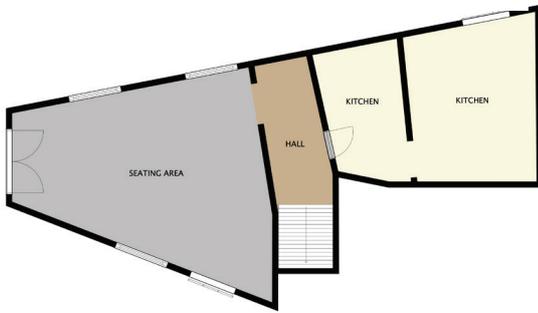
## Accommodation & Tenancy Schedule

Unit	Accommodation	Tenancy Commencement
Commercial	In Commercial Use	01/04/2021 – Term 4 Yrs & 9 Mths
Unit 1	Flat - Living / Kitchen, Bedroom & Shower Room	01/05/2021 – Currently Vacant
Unit 2	Studio - Living / Kitchen / Bedroom & Bathroom	27/10/2021
Unit 3	Flat - Living / kitchen, Bedroom & Shower Room	01/05/2021
Unit 4	Room / Store	01/05/2021
Unit 5	Studio - Living / Kitchen / Bedroom & Shower Room	01/05/2021 – Currently Vacant

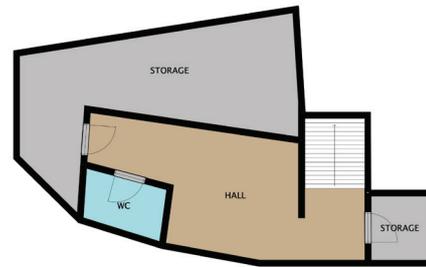
Unit	Current Rent	Rent Increases	Projected	Comment
Commercial	€2,575	3% Annually April	€2,652	Effective from April 2023
Unit 1	Vacant	4.3% Increase Permitted	€1,095	Not Applied Yet
Unit 2	€925	3.4% Increase Permitted	€956	Not Applied Yet
Unit 3	€1,200	4.3% Increase Permitted	€1,252	Not Applied Yet
Unit 4	€550	4.3% Increase Permitted	€574	Not Applied Yet
Unit 5	Vacant	4.3% Increase Permitted	€887	Not Applied Yet
	€5,250		€7,416	
	€63,000		€88,992	



27 BELVEDERE ROAD - GROUND FLOOR: COMMERCIAL



27 BELVEDERE ROAD - BASEMENT AREA : COMMERCIAL



27 BELVEDERE ROAD - BASEMENT - UNIT 5



27 BELVEDERE ROAD - FIRST FLOOR - UNIT 3



27 BELVEDERE ROAD - GROUND FLOOR - UNIT 1



27 BELVEDERE ROAD - MIDDLE FLOOR - UNIT 4 ROOM / STORE



27 BELVEDERE ROAD - FIRST FLOOR - UNIT 2

**BER**

**Ber Certificates**  
available upon request.

**VIEWING**

**By prior appointment only with joint**  
agents Mullery Auctioneers & Lappin Estates

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