

# 27A Monkstown Farm, Monkstown, Co. Dublin

Investment Opportunity

## For Sale



- Compact retail investment property.
- Let to Boyle Sports on new ten year lease.
- Currently producing €26,400 pax.
- Tenant not affected.

Grafton Buildings, 34 Grafton Street, Dublin 2

**Nigel Kingston**

Lambert Smith Hampton

Email Address: [nkingston@lsh.ie](mailto:nkingston@lsh.ie)

**Barry Ronan**

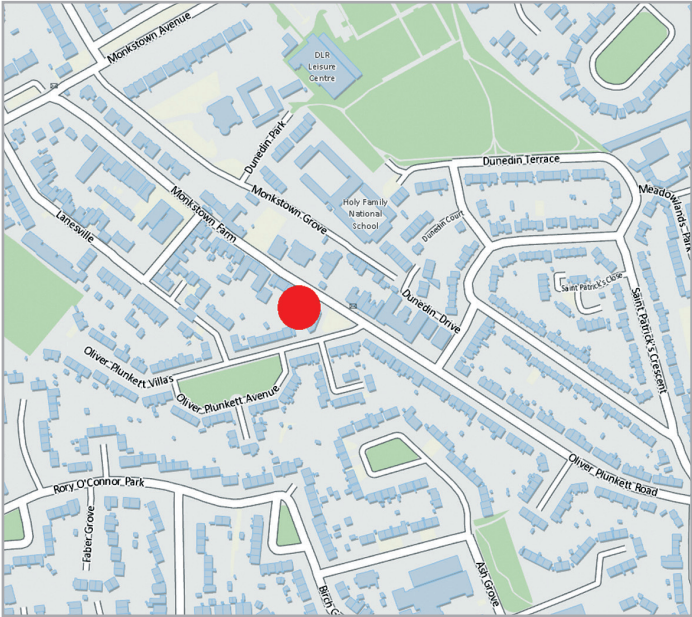
Lambert Smith Hampton

Email Address: [bronan@lsh.ie](mailto:bronan@lsh.ie)

**Lambert  
Smith  
Hampton**

**01 673 1400**  
[www.lsh.ie](http://www.lsh.ie)

# 27A Monkstown Farm, Monkstown, Co. Dublin



### Location

The property is located on the south side of Monkstown Farm, between its junctions with Monkstown Avenue and Glenageary Road. The area is well serviced by a number of excellent transport links including a number of bus routes that operate along the Monkstown Road and the Dart, providing easy access to the city centre and it's surrounding suburbs, is located a short distance from the property.

### Property

The property is part of a three story development with residential on the upper floors. The subject property consists the commercial element on the ground floor extending to 137 Sq.M. and occupied by Boyle Sports. The unit is fitted with suspended ceilings incorporating recessed lighting, air conditioning and speakers. Kitchenette facilities are located to the rear of the property.

### Accommodation

Floor	Sq m	Sq Ft
Ground Floor	137	1,475
<b>Total</b>	<b>137</b>	<b>1,475</b>

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

### Title

The property is held under a long lease.

### Lease

The premises is let to Boyle Bookmakers plc on a 10 year full repairing and insuring lease from the 13th January 2016. The lease incorporates an open market rent review at the end of year 5. There is a tenant only option to break at the end of year 5.

Tenants are responsible for the repair of the premises, together with the payment of local authority rates, service charges and building insurance.

### VAT

We are advised that there will not be VAT applicable to the sales price.

### Price

We are seeking offers in the region of €325,000.

### BER



BER No: 800552911  
Energy Performance Indicator: 932.68 kWh/m²/yr 1.19

### Viewing

By appointment through sole selling agents.