

46 MUCKROSS AVENUE, PERRYSTOWN, DUBLIN 12

BER E2 G



01-638 2700

- Prominent location on Muckross Avenue.
- Easy Access to M50 and Dublin city centre.
- The ground floor is let to Bryan Kenny McCarthy Limited and currently produces a rent of €10,800 per annum, with 10 years unexpired lease and extends to approximately 79.57 sqm (856 sqft).
- The first floor two bed apartment is vacant and extends to 48.51 sqm (522 sqft).
- Total current income €10,800 p.a.
- Tenant not affected.





OUTLINE ONLY, SUBJECT TO VERIFICATION

LOCATION

The property is located at Perrystown on the western side of Muckcross Avenue situated in a small traditional suburban commercial parade. Perrystown is located between the suburban villages of Kimmage to the east and Walkinstown to the west. It is approximately 6km south of Dublin city centre. The surrounding area is primarily residential in nature with a number of small businesses contained in the commercial parade to include a hair salon trading as Salon 42 and convenience shop trading as Mace.

DESCRIPTION

The property comprises a prominent 2 storey end of terrace property with ground floor office and first floor two bedroom apartment.

The property is of concrete block construction with pebble splashed finish, pitched slate roof to the front and flat roof to the rear. The rear of the property has a smooth rendered finish.

The office comprises a reception, partitioned offices, kitchen and wc. It has plastered painted walls and ceilings with part suspended acoustic tiles and fluorescent lights and concrete floors with part carpet and laminate coverings. The first floor comprises a kitchen/living area, wc and two double bedrooms, WC and shower.

The first floor is accessed via a separate staircase at the side of the building.

TENANCY & ACCOMMODATION

We understand the following tenancy is existence in the building. The total income is €10,800 p.a.

Floor	Description	Tenant	Contracted Rent per annum	Lease term	NIA Sqm	GIA Sqm
Ground	Office	Bryan Kenny McCarthy Limited	€10,800	10 years with effect from 1/6/2015	75.57	92.00
First	Residential (2 bed apt)	Vacant	Vacant			48.51
Total			€10,800		75.57	140.51

Net Internal area / Gross Internal Area

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence.

TENURE

We understand the property is held on a 999 year lease at a Peppercorn rent.

SERVICES

We understand all main services are connected and supplied to the building.

BER RATING

Ground Floor E2 Rating BER Number: 800265134

First Floor G Rating BER Number: 106308083

QUOTING PRICE

€295,000.

FURTHER INFORMATION/VIEWING

For further information or to arrange a viewing, please contact:

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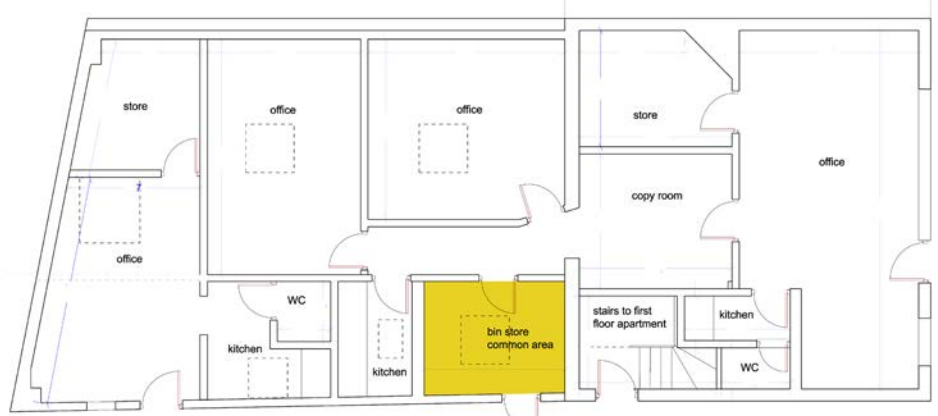


FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



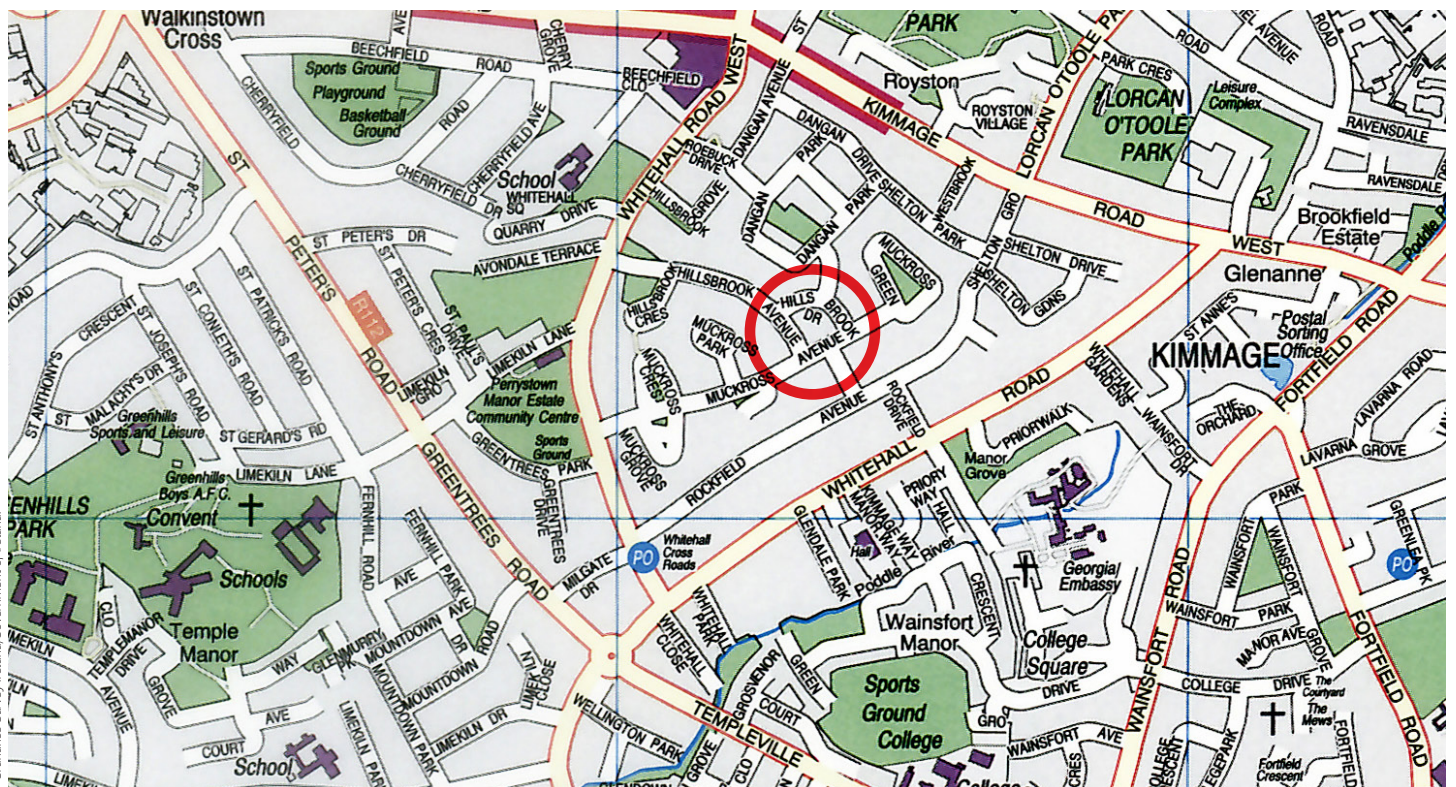
Muckross Avenue



Muckross Avenue

FIRST FLOOR

GROUND FLOOR



Ref: ISAL36923

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OTHER OFFICES

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Email: cork@lisney.com

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