

Lisney

FOR SALE

EXCELLENT INVESTMENT – FULLY LET TO ULSTER BANK (TENANT NOT AFFECTED)

ULSTER BANK, 2 VILLAGE WEIR, LUCAN, CO DUBLIN

BER C2



01-638 2700

- Fully let to Ulster Bank Limited. Producing €120,000 per annum.
- 35 X 5 FRI Lease from 15 March 1996.
- Excellent unexpired term of 14.75 years.
- High profile corner premises, on the main street in Lucan Village.
- Modern two storey premises with off street car parking.



LOCATION

Lucan village is a well established and popular suburb in west Dublin. The village is a busy commercial centre and offers a wide range of shops, services and amenities to a substantial catchment area. Lucan is situated approximately 17 km west of Dublin city centre and is accessed off the N4. Dublin Bus operates several bus routes which serve Lucan.

The property occupies a prominent location, immediately adjacent to the village weir, at the entrance to the town.

Nearby occupiers in the village include EBS, Dermot P Coyne Solicitors, Griffins Pharmacy, J Collins Butchers, Power and Smullen Wine Merchants and The Tea Rooms.

DESCRIPTION

The property comprises a modern two storey purpose built retail bank, which adjoins the Village Weir residential development.

The building extends to approximately 236.11 sqm, together with 7 surface car park spaces. There is additional parking at lower ground level. The accommodation comprises a modern banking hall with back-up offices and strong rooms at ground floor, with ancillary offices and canteen/stores at first floor level.

The specification includes carpeted solid floors, suspended ceilings, aluminium framed double glazing throughout, under a pitch slate covered roof and part flat roof. Heating is by way of a gas boiler central heating system via wall mounted pressed steel radiators.

ACCOMMODATION

The accommodation and approximate floor areas comprise briefly as follows:

Ground floor	Retail banking, offices and strong room	159.43	1,716
First Floor	Offices, kitchen/staff area plus staff toilets	76.68	825

TITLE

We understand that the property is held Freehold.

PRICE

€1,800,000 exclusive.

ST. STEPHEN'S GREEN HOUSE

Eartsfort Terrace, Dublin 2
Tel: +353 1 638 2700
Fax: +353 1 638 2706
Email: dublin@lisney.com

OTHER OFFICES

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1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
Email: cork@lisney.com

TENANCY

Tenant	Entire let to Ulster Bank Limited.
Term	35 years from 1 March 1996.
Current Rent	€120,000 per annum, effective from March 2006.
Unexpired Term	14.75 years unexpired from June 2016.
Rent Reviews	Every five years on an upward only basis.
Repairs	Full repairing and insuring lease. There is a service charge provision within the lease which the tenant is liable for.

BER DETAILS

BER Rating: C2.
BER No: 800249864.
EPI: 548.24 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by prior arrangement. For further information please contact

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Ref: IADV34610

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