

Hanbury Mews

Hanbury Lane Dublin 8

Investment Sale

BER C2 F

An opportunity to
purchase an entire multifamily
block of 25 apartments in a popular
city centre location.

Lisney

Hanbury Mews



Location

The property is located on the northern side of Hanbury Lane just off Meath Street. The immediate area is predominantly residential in nature, however nearby Thomas Street offers numerous retail shops including Tesco, Lidl and Centra. Other occupiers in the area include National College of Art and Design (NCAD), Vicar Street Theatre and The Guinness Storehouse.

Dublin City Centre is a short walk away with multiple public transport options close at hand.





THOMAS ST

Hanbury Mews



Description

Hanbury Mews is a modern well located 3 storey "L" shaped apartment development completed in 2008. It comprises of 10 two bedroom apartments and 15 one bedroom apartments. The ground floor apartments enjoy an enclosed courtyard, while first floor has a south facing terrace area. One penthouse apartment at second floor enjoys its own private terraced area.

The apartments are furnished and have fully fitted modern kitchens. The block has a lift servicing all floors.

Investment Summary

- An opportunity to purchase an entire multifamily block comprising of 25 apartments in a popular city central location.
- The offering is currently generating a rent of €252,120 per annum compared to its market rent of €345,600 per annum.
- The Dublin apartment letting market is performing strongly with demand outstripping supply.
- The PRTB's last published rental growth figures showed Dublin's apartment rents grew by 9.88% than that of the previous year.



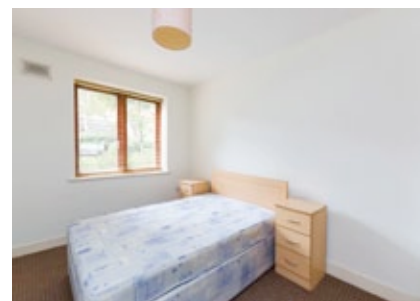
Investment opportunity for sale

Hanbury Mews is a development consisting of 25 apartments.

	1 Bed	2 Bed	2 Bed Penthouse	Total
Total	15	9	1	25
Average Unit Size (sqm)	45.5	65	83	193.5
Average Unit Size (sqft)	490	698	893	2,081

Sizes are Gross Internal Area.

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.



Investment/Tenancy Details

- Passing rent €252,120 per annum (two apartments currently vacant for viewing purposes)
- Estimated Rental Value €345,600 per annum
- Apartments are let on short term residential agreements
- Strong apartment letting market presents opportunity to increase rental income

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Total Units	15	9	1	25
Average Unit Size (sqm)	45.5	65	83	193.5
Average Unit Size (sqft)	490	698	893	2,081
No. of Current Vacant Units	2	0	0	2
Average Passing Rent per unit (p.m.)	€723	€1,015	€1,035	€252,120 p.a
Estimated Rental Values per unit (p.m.)	€1,050	€1,300	€1,350	€345,600 p.a

Dublin Rental Market

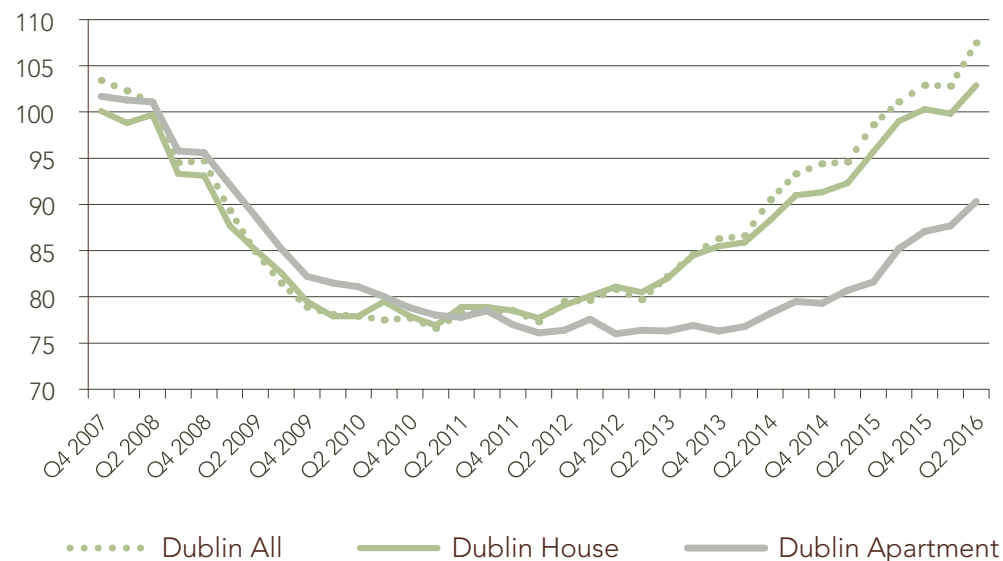
The Irish rental market continues to witness rental inflation. It also remains challenged due to the shortage of properties available to rent nationwide and particularly across Dublin. As such, the impact of the new rental regulations in the market is yet to be seen.

The RTB (Residential Tenancies Board) is the national body to support the rental housing market and regulate the relationship between landlords and tenants. Its report on the rental market provides an index of actual rents paid for rented properties and is compiled by the ESRI and based on the PRTB's own register of tenancies.

The peak-to-trough in the Dublin market is similar however rents are now 3.9% ahead of peak levels.

	Dublin All	Dublin House	Dublin Apartment
Quarterly Change	4.60%	3.10%	5.40%
Annual Change	9.00%	7.50%	9.80%
From Bottom	40.30%	33.80%	46.20%
From Peak	4.00%	2.80%	6.20%

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Building Energy Rating



The BER's for the subject apartments range from C2-F.

Individual BER details are available on the data site.

Tenure

We understand the property is held Freehold.

Terms

For sale by Private Treaty in a single lot.

Guide Price

€4,000,000

VAT

13.5%

Solicitors

Young O Reilly Solicitors, Lesson Street, St.Stephens Green, Dublin 2

Floor Plans

Available on the data site.

Website and Data Site

www.hanburymews.com

Viewings

Viewings by appointment with the sole selling agent

For further information please contact:

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