

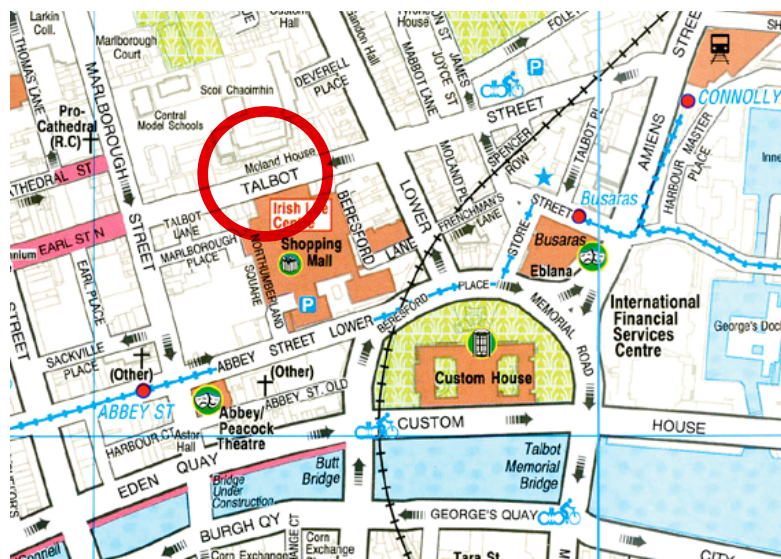
PRIME CITY CENTRE INVESTMENT (TENANTS NOT AFFECTED)

## 10 TALBOT STREET, DUBLIN 1



01-638 2700

- Mixed use city centre investment
- Refurbished 3 storey over basement period building.
- 408 sqm (4,390 sqft) on a net internal basis
- Let to Paddywagon Limited at a rent of €85,000 p.a., on a 20 year lease from April 2016
- Two apartments overhead (1 x 1 bed and 1 x 2 bed duplex) producing an income of €31,200
- Combined income of €116,200 per annum.
- First floor apartment can be sold with vacant possession (not subject to rent cap)



## LOCATION

No. 10 Talbot Street is situated on the northern side of Talbot Street, midway between its junctions with Marlborough Street and Gardiner Street Lower. The property is within close proximity to a number of Dublin's top tourist attractions, such as 'The Spire' and O'Connell Street. Talbot Street benefits from high volumes of pedestrian footfall throughout the day. The immediate area comprises a number of notable retailers such as Tesco, Starbucks and Paddy Power Bookmakers.

The property benefits from a good variety of transport options including a number of Dublin Bus Routes which run along Talbot Street and Amiens Street, the Luas Red Line and rail services from nearby Connolly Station on Amiens Street, which is located a short distance to the east of the property.

## DESCRIPTION

The property comprises a mid-terrace three storey over basement mixed-use period building with an attic conversion. The exterior is predominantly traditional in finish, with a mixture of redbrick, timber sash windows and a wooden shopfront at ground floor level. The property extends to approximately 408 sqm (4,390 sqft). The building is not listed in the Dublin City records for protected structures.

The ground floor and basement provides for a rectangular shaped retail unit and basement store. Tenant fit out works have recently been undertaken to the ground floor by Paddywagon Limited, which includes new ceiling tiles for the suspended ceiling at ground floor amongst other works.

The upper floors of No. 10 are accessed via a separate self-contained entrance and stairwell located on Talbot Street. The upper floors provide for a large one bedroom apartment at first floor level and a large two bedroom duplex apartment at second floor level. Both apartments are finished to a high standard and are presented in good condition internally.

## TENURE

We understand the main property is held Freehold, whilst the access to the upper floors is held under a long leasehold interest.

## INVESTMENT/TENANCY DETAILS

The property is leased under three separate leases which are summarised as follows:

FLOOR	TENANT	PASSING RENT P.A.	LEASE TERMS
Ground Floor and Basement	Paddywagon Limited	€85,000	20 Years From 1st April 2016. Open Market Rent Review Every Five Years. Tenant Break Option In At The End Of Year 7, Subject To 9 Months' Prior Notice And 9 Month's Penalty.
First Floor	Private Residential Tenant	€13,200	Can be sold with vacant possession (not subject to rent cap)
Second Floor and Attic	Private Residential Tenant	€18,000	Standard Residential Tenancy – Rent Increased In November 2016
<b>TOTAL</b>		<b>€116,200</b>	

## ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2,  
D02 PH42  
Tel: +353 1 638 2700  
Fax: +353 1 638 2706  
Email: dublin@lisney.com

## OTHER OFFICES

1st Floor, Montgomery House,  
29-33 Montgomery St, Belfast, BT1 4NX.  
Tel: +44 2890 501 501  
Fax: +44 2890 501 505  
Email: property@lisney-belfast.com

1 South Mall,  
Cork, T12 CCN3.  
Tel: +353 21 427 5079  
Fax: +353 21 427 2405  
Email: cork@lisney.com

23 Hanover Square,  
Mayfair, London W1S 1JB,  
United Kingdom  
Tel: +44 (0)203 714 9055  
Email: London@lisney.com

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