

# INVESTMENT FOR SALE BY PRIVATE TREATY 190 - 192 DRUMCONDRA ROAD UPPER, DRUMCONDRA, DUBLIN 9

BER E2 F



01-638 2700

- Opportunity to purchase two interconnecting semi-detached residential dwellings.
- Prominent location on Drumcondra Road Upper.
- The property extends to approximately 385.1 sqm (4,145 sqft) in total.
- Entire is let to DePaul Ireland under two separate leases for a term of 4 years 9 months from 14th April 2016.
- Leases contain mutual rolling break option subject to 3 months notice.
- Suitable for alternative uses (subject to planning)
- Tenant not affected.



## LOCATION

The property is located on the eastern side of Upper Drumcondra Road and is close to the junction of Griffith Avenue. It is approximately 4.5 kilometres north of Dublin City Centre. Drumcondra is a well-established residential area with a number of privately owned residential dwellings. The area is easily accessible due to its close proximity to the M50 motorway, which is approximately 2.5 kilometres north of the property.

## THE PROPERTY

The property comprises two interconnecting prominent semi-detached residential dwellings of traditional construction, with a red brick façade to first floor level and pebbledash rendered upper floor all under a hipped slate roof. There is a single storey detached building to the rear extending to approx. 41 sqm (442 sqft).

No. 190 extends approximately 146.45 sqm (1,576 sqft) and provides for three studio apartments at first floor level, with one larger studio apartment at ground floor level. There is a ground floor internal access door connecting to No. 192.

No. 192 extends approximately 197.65 sqm (2,127 sqft) and provides for a communal kitchen and sitting room at ground floor level and four en suite double bedrooms on the first floor.

There is off-street parking available to the front of the properties, with accommodation for up to 6 cars.

## ACCOMMODATION

The approximate gross internal area (GIA) are as follows

Description	Sqm	Sqft
No. 190	146.45	1,576
No. 192	197.65	2,127
No. 192 Rear Building	41	442
<b>Total</b>	<b>385.1</b>	<b>4,145</b>

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

## TENANCY

The property is let in its entirety to DePaul Ireland Ltd under two separate leases. The leases expire on the 13th January 2021. The tenancies can be terminated by the landlord or tenant on 3 months written notice. Further tenancy information is available on request.

## TENURE

We understand 190 Drumcondra Road Upper is held under a long leasehold title while 192 is held under a freehold title.

## PRICE

Offers are sought in the region of €1,200,000.

## BER INFORMATION

The BER's for the properties range from E2-F. Individual BER details are available on request.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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## ST. STEPHEN'S GREEN HOUSE

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## OTHER OFFICES

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