

SUBURBAN OFFICE INVESTMENT

67 PATRICK STREET, DUN LAOGHAIRE, CO. DUBLIN

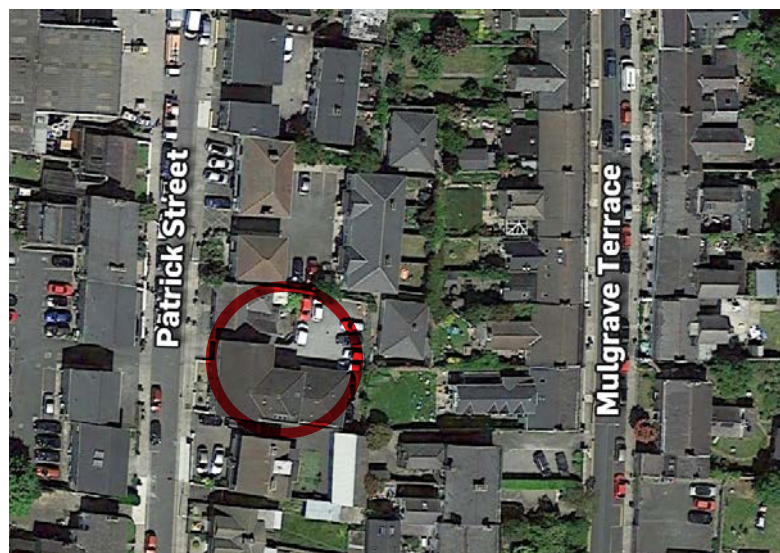
(TENANTS NOT AFFECTED)

BER B3 C1



01-638 2700

- Suburban office investment.
- Modern, purpose built office building constructed circa 2002.
- Currently generating €60,830 per annum.
- Immediate asset management potential through letting of vacant space.
- Net Internal Area of approximately 279 sqm (3,006 sqft) and 7 car parking spaces.





01-638 2700

LOCATION

Dun Laoghaire is a suburban, seaside town approximately 12km south east of Dublin City Centre.

The property is situated on the eastern side of Patrick Street in the centre of Dun Laoghaire less than 500 metres from George's Street Lower which is Dun Laoghaire's main shopping street. The immediate area comprises a mixture of residential and commercial properties.

Excellent public transport services are provided in the immediate area with the nearest bus stop within 2 minutes' walk of the property. It is approximately 700 metres from Dun Laoghaire DART station (light rail) which provides access to the city centre.

THE PROPERTY

The property comprises a mid-terrace two storey office building with car parking facilities at the rear of the property. The exterior is of modern construction with a rendered concrete finish including double glazed windows at ground and first floor level.

Internally the property is finished to a good standard and is currently laid out in 3 separate office suites. The specification includes CAT 5 cabling, intercom access, gas fire central heating, ceiling tiles and plastered and painted walls.

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

TENURE

We understand the property is held Freehold.

TENANCY DETAILS

The property is leased as below:

Floor	Tenant	Passing Rent p.a.	Lease Terms
Ground Floor	Bluebird Care	€15,708.50	10 year lease from 1st February 2017 with a break option in the 5th year. Passing rent inclusive of 2 car spaces.
Ground Floor (rear)	Andovar	€14,500	4 year 9 month lease from 3rd July 2017 with a break option in the second year. Passing rent inclusive of 1 car space.
First Floor	Pinnacle Engineering Teo	€30,621.50	10 year lease from 25th February 2017 with a break option in the 5th year. Passing rent inclusive of 4 car spaces.
Total		€60,830	

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

ACCOMMODATION

Description	Sqm	Sqft	Car Spaces
Ground Floor (Bluebird)	68.93	742	2
Ground Floor (Andovar)	76.65	825	1
First Floor (Pinnacle)	133.69	1,439	4
Total	279.27	3,006	7

ZONING

The property is an area zoned Objective A under the Dun Laoghaire Rathdown County Council Development Plan 2016-2022 "A To protect and-or improve residential amenity"

BER INFORMATION

BER: B3 – C1

Individual BER details are available on request.

VAT

We are advised that VAT will not be applicable to the sale.

PRICE

Price on application.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Lynda Gordon 01-638 2768 lgordon@lisney.com

Ryan Connell 01-638 2799 rconnell@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA No. 001848

