

Lisney

REDMOND
property consultants

FOR SALE

UNIT 1 & 2 THE DIAMOND MALAHIDE, CO. DUBLIN

BER D1 G



- Prominent investment property located in the centre of Malahide village
- Property comprises two storey over basement mixed use building
- Let to Ulster bank at ground floor and SALE e PEPE Restaurant at first floor and part basement
- 4.5 year weighted average unexpired lease term
- Extends to 226 sqm (2,433 sqft) on a Gross Internal basis
- Total combined contracted rent of €73,000 per annum
- Opportunity to increase rental income on leasing vacant basement accommodation





LOCATION

The property is situated in the centre of Malahide village, locally known as the Diamond.

Malahide is located between Donabate and Donaghmeade. It is approximately 17km from Dublin city centre. Malahide is well serviced by DART train and commuter bus services.

The Diamond is a charming parade of shops and restaurants in an affluent North Dublin Suburb. Notable occupiers in the area include Gibneys, Centra, Boots, Silks restaurant, Bonappetite and Gilbert & Wrights.

THE PROPERTY

The property is a corner mid terrace two storey over basement building occupied by Ulster Bank at ground floor and SALE e PEPE restaurant at first floor and part basement. The building is of traditional construction with rendered sooth finish and a pitched slate roof.

ACCOMMODATION

We set below our understanding of the building gross internal area (GIA):

Description	Sqm	Sqft
Ground Floor Unit 1 & 2	56	603
Basement	56	603
First Floor incl. Part Basement	114	1,227
Total	226	2,433

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

TENANCY

They property is let on three separate leases.

Ulster Bank is let under two separate leases;

Unit 1 is leased under a 35 year lease from 1st December 1986 and Unit 2 is let under a 35 year lease from 1st December 1985. The combined rent is €51,000 p.a.

SALE e PEPE is let on a 35 year lease from 4th October 1986. The contracted rent is €22,000 p.a.

The 4.5 years weighted average is a combined amount for both tenants.

TENURE

We understand the property is held freehold

VAT

The purchaser will be liable for any VAT (if applicable) arising out the transaction.

PRICE

Seeking offers in excess of €820,000.

BER INFORMATION

BER: D1 - G.

Individual BER details available upon request.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

LISNEY

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or

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