



FOR SALE

THE BASEMENT UNIT, THE DIAMOND, MALAHIDE, CO. DUBLIN



- Prominent corner investment property located in the centre of Malahide Village
- Property comprises a mid-terrace single storey ground floor over basement building
- Entire let to The Grafton Barber on a 35 year lease from 1st January 2003
- Contracted rent of €13,000 per annum
- Secure lease term of 20.84 years (no break option)
- Extends to 62.97sqm (677.80 sqft) on a Net Internal Area





LOCATION

The property is situated in the centre of Malahide Village, locally known as The Diamond and adjoins Ulster Bank.

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

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

THE PROPERTY

The property is a corner mid-terrace one storey ground floor over basement building, entirely occupied by The Grafton Barber. The building is of traditional construction with rendered sooth finish and a flat roof.

ACCOMMODATION

We set below our understanding of the building measurements:

Description	Sqm	Sqft
Ground Floor	4.85	52.2
Basement	58.12	625.6
Total	62.97	677.8

TENANCY

They property is let to The Grafton Barber under 25 year lease form 1st January 2003 at a contracted rent of €13,000p.a. There is an unexpired lease term of 20.84 years. The next upward only rent is due in January 2018

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 the region of €170,000.

BER INFORMATION

BER: E1

VIEWING / FURTHER INFORMATION

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

LISNEY

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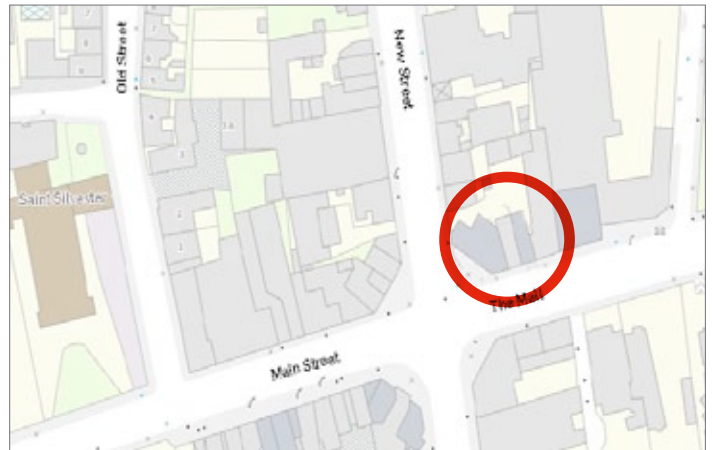
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REDMOND PROPERTY CONSULTANTS

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