

# RICHMOND HOUSE, RICHMOND ROAD, DUBLIN 3



# 01-638 2700

- High profile mixed use investment opportunity.
- The property extends to approximately 815.6 sqm (8,782 sqft) including retail showroom, warehouse, office and storage accommodation.
- Current rent of €66,000 per annum with immediate scope to increase this by leasing largly vacant first floor space.
- Tenants include Egan Electrical Equipment (Ireland)
  Limited t/a Medlock (entire ground floor) and Donnelly Troy
  Structural Engineers (part first floor offices).
- The property sits on a site area of roughly 0.22 acres zoned Z10 Mixed Use Development and offers long term redevelopment potential (subject to planning).



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#### **LOCATION**

The subject property is located on the south side of Richmond Road, Dublin 3 and is located approximately 2.9km north of east of Dublin city centre. Richmond Road comprises a busy orbital road way which connects Drumcondra with Ballybough and Fairview. The immediate area accommodates for a mixture of commercial retail uses and residential uses. The area is well serviced by public transport with both Dublin Bus and DART services located within 1.5km of Richmond House.

# THE PROPERTY

Richmond House, comprises a two storey detached mixed use building, which incorporates retail showroom and warehouse accommodation at ground floor level and office space at first floor. The ground floor extends roughly 408 sqm (4,396 sqft) in total and benefits from a large aluminium framed, double glazed shop front and a side delivery entrance with a roller shutter door.

The first floor accommodation is currently laid out as a number of cellular office units accessed via a central corridor. The layout currently features a common reception area, meeting room, canteen and w.c. accommodation. At present, three of the 9 rooms are occupied by Donnelly Troy Structural Engineers on an informal basis.

Customer car parking facilities are located to the front of the property and in total provide for approximately 12 car parking spaces.

The total site area is approximately 0.22 acres which lends itself to future re-development (subject to planning). The property previously obtained planning for a mixed use development (DCC Ref: 5207/06) which has now lapsed.

### **ACCOMMODATION**

The approximate floor areas are as follows:

Description	Sqm	Sqft
Ground Floor Retail (NIA)	202.88	2,184
Ground Floor Warehouse (GIA)	205.55	2,215
First Floor (GIA)	407.18	4,383
Total	815.61	8,782

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

# ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2, D02 PH42

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# **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

#### **TENANCY**

The combined rental income from the property is €66,000 per

The ground floor is let in its entirety to Egan Electrical Equipment (Ireland) Limited t/a Medlock for a term of 21 years from 5th January 1998. The lease expires on the 4th January 2019 and has an unexpired Lease Term of 1.74 years. The current rent is €60,000 per annum.

Donnelly Troy Structural Engineers occupy three rooms at first floor level on an informal basis. We are advised that the passing rent is €6,000 per annum.

#### **TENURE**

It is our understanding that the property is held freehold.

#### **PRICE**

Offers are sought in the region of €900,000.

#### **BER INFORMATION**

BER: F.

BER No: 800554966.

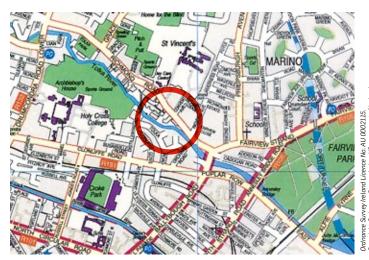
EPI: 904.95 kWh/m<sup>2</sup>/vr 2.68.

# **FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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