

RICHMOND HOUSE, RICHMOND ROAD,
DUBLIN 3

BER F



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 largely 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).



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,
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OTHER OFFICES

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29-33 Montgomery St, Belfast, BT1 4NX.
Tel: +44 2890 501 501
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TENANCY

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

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/m²/yr 2.68.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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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

