

SUBURBAN COMMERCIAL INVESTMENT 72 YORK ROAD, DUN LAOGHAIRE, CO. DUBLIN



01-638 2700

- Mixed use three storey commercial building on York Road, just south of Georges Street Lower, Dun Laoghaire's main shopping thoroughfare
- Let to three tenants at a combined rent of €39,600 per annum
- The ground floor is currently let to Dublin Loves Bikes (DLB) and Dun Laoghaire Motor Worx. The upper two floors are let by Dun Laoghaire School of Music
- The total building extends to approximately 327.06 sqm (3,520 sqft)
- Potential to increase rents through asset management in the short to medium term
- Tenants not affected



LOCATION

The property is situated on the eastern side of York Road just south of Georges Street Lower, Dun Laoghaire's main shopping thoroughfare. Dun Laoghaire is an attractive coastal suburb, situated 11km from Dublin City Centre. The area provides for a mixture of residential and commercial use.

The immediate area surrounding York Road is well serviced with a variety of public transport services within walking distance of the subject property. The nearest Dublin Bus stop is approximately 100 metres to the south and Dun Laoghaire DART Station is approximately a 1km from the property.

DESCRIPTION

The property comprises a three storey mid-terrace building with extended two storey section to the rear. The ground floor provides for retail accommodation and a mechanics garage. The upper floors are currently used as music rooms and provide for partitioned accommodation. There is separate access to the upper floors from the street. The ground floor retail unit provides for open plan retail accommodation to the front and a workshop to the rear. The first floor is utilised as storage. The car garage is predominantly open plan and provides ample work space.

The building is of traditional concrete construction with a rendered smooth finish under a pitched slate roof.

ZONING

The subject property is zoned under the Dun Laoghaire Rathdown County Council Development Plan 2016-2022 with objective MTC "To protect, provide for and-or improve major town centre facilities."

TENANCY & ACCOMMODATION

We understand the property is subject to the following tenancies:

Floor	Use	Tenant	Contracted Rent p.a.	Lease term	NIA Sqm	GIA Sqm
Ground (part)	Retail	Dublin Loves Bikes	€12,000	4 year 9 month from May 2016	77.23	
Ground (Part)	Garage	Dun Laoghaire Motor Worx	€19,200	No lease in place the tenant is currently over-holding		143.84
First	Educational	Dun Laoghaire School of Music	€8,400	4 year 9 month from June 2016	106.01	
Second						
Total			€39,600		183.24	143.84

TENURE

We understand the property is freehold.

PRICE

Offers our sought in the region of €450,000.

BER INFORMATION

BER: C1 - F.

BER numbers available upon request.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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