



62



LOWER MOUNT STREET  
DUBLIN 2

**Georgian Office Building**  
**FOR SALE BY PRIVATE TREATY**  
*Tenants not affected*



## Investment Summary

- ✦ Attractive Georgian office building
- ✦ Prime Dublin 2 location
- ✦ Excellent public transport facilities
- ✦ 258.3 sq m (2,780 sq ft) NIA
- ✦ Producing €70,211 per annum
- ✦ Potential to gain vacant possession in 2020
- ✦ Guide price €1,250,000
- ✦ Tenants not affected



## Description

62 Lower Mount Street is a well-maintained Georgian building comprising of approx. 258 sq m (2,780 sq ft) of office accommodation over 5 floors.

62 Mount Street comprises a well presented four storey over basement mid terraced Georgian office building laid out in a typical format with single storey garden level return to the rear. The rooms are well proportioned and provide bright useable space suitable for multiple or single occupancy.

There is a small yard to the rear which is available for the tenants to use.

The property is fully occupied by four occupiers. The basement is let on license agreement and the upper floors are let on leases. The longest firm lease commitment is until June 2020.

## Location

Lower Mount Street is one of the main arteries linking the CBD with Ballsbridge and Dublin's premier south eastern suburbs.

The property is strategically located on the northern edge of Georgian Dublin 2 within easy reach of the South Docks area which has grown to become the powerhouse of new business activity in the city.

62 Lower Mount Street is within walking distance of both Pearse & Grand Canal Dock DART/Mainline rail stations proving access along the coastal strip and west along the Maynooth line.

Numerous bus routes pass outside the property serving the south suburbs and a Dublin city bike

station is located less than 100 metres away on Merrion Square East. There are excellent amenities with a number of Parks at Merrion Square and the Grand Canal a short stroll away together with a selection of restaurants, bars and cafés close by.

The location is home to a healthy mix of State and professional organisations. Significant neighbouring occupiers include Google, ESB, Holles Street Hospital, Ervia (formerly Bord Gáis), Baker Tilly Hughes Blake, Bord Bia and Scott Tallon Walker.



## Tenancy Information

FLOOR	AREA SQ FT	AREA SQ M	TENANT	LEASE START	LEASE EXPIRY	ANNUAL RENT (€)
3rd Floor	536	49.8	IMD Adsat	01.06.2010	31.05.2020	€12,327
2nd Floor	620	57.6	Brian Gillen & Heather Moore	01.05.2014	31.01.2019	€11,400
1st Floor	621	57.7	Accountancy Professionals Ltd	30.06.2016	29.06.2026 (29.06.2020)	€30,884
Hall	482	44.8				
Basement	521	48.4	Kevin Brady Architects	12.09.2016	11.09.2019	€15,600
<b>TOTAL</b>	<b>2,780</b>	<b>258.3</b>				<b>€70,211</b>





## Contacts & Further Information

**Title**  
Freehold

**Viewings**  
All viewings are strictly by appointment

**BER Rating**  
Exempt

## Selling Agents



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