

EXCELLENT CITY CENTRE COMMERCIAL INVESTMENT OPPORTUNITY  
 108 / 109 AMIENS STREET, DUBLIN 1

BER EXEMPT



01-638 2700

- Let to Health Service Executive (HSE) producing €115,000 pa
- Excellent city centre location on main arterial route
- Immediately adjoining Connolly Station and IFSC
- Extensive car park to rear
- Future development potential subject to planning permission
- Rent review 1 March 2018, upwards only
- Gross internal floor area: approx. 4,741 sqft



**LOCATION**

The property is located between Talbot Street and The Five Lamps overlooking Connolly Station to the rear and beside various modern buildings occupied by Irish Water, Failte Ireland, Bord Gais Eireann, Foras na Gaeilge, FAS, Haydon Chartered Accountants and Haworth.

There is excellent public access via Connolly Station, DART, bus, and Luas.

**DESCRIPTION**

The property comprises a pair of traditional three storey over basement brick fronted period buildings incorporating an attractive brick arch to an extensive car park providing secure parking for some twelve vehicles. The property has been upgraded with heating, double glazed windows and fire alarm.

The entire is occupied by the Health Service Executive (HSE) who have been in continuous occupation since at least 1993.

**TITLE AND TENANCIES**

The property is freehold and part 999 year leasehold, subject to and with the benefit of lease dated 21 June 1995 for a term of thirty five years on an internal repairing and insuring basis from 1 March 1993. The current lessee is the Health Service Executive (HSE).

The rent reserved is €115,000 pa exclusive of rates and all other normal outgoings and subject to five year upward only rent reviews. The 2018 rent review remains outstanding with effect from 1 March 2018.

**THE HEALTH SERVICE EXECUTIVE HSE**

The Health Service Executive (HSE), Feidhmeannacht na Seirbhíse Sláinte, is responsible for the provision of health and personal social services for everyone living in Ireland, with public funds. The Executive was established by the Health Act, 2004 and came into official operation on 1 January 2005. It replaces the ten regional Health Boards, the Eastern Regional Health Authority and a number of other different agencies and organisations. The Minister for Health has overall responsibility for the Executive in Government. The HSE is Ireland's largest employer with over 67,000 direct employees, and another 40,000 in funded health care organisations. It has an annual budget of over €13 billion, more than any other public sector organisation.

**ACCOMMODATION**

The accomodation has been divided into a number of consulting and other rooms, hence the net floor area is smaller than normal.

Approximate net floor areas are as follows:

Description	SqM	SqFt
Hall floor	55.9	602
First floor	93.3	1,004
Second floor	71.5	769
Basement	42.3	462
<b>Total</b>	<b>263</b>	<b>2,837</b>

The gross floor internal floor area is approx. 4,741 sqft.

**PLANNING**

The property is listed on the Dublin City Council Development Plan 2011-2017 record of protected structures under Reference number RPS 128/129.

**BER**

As the property is a protected structure, no BER is required.

**SOLICITORS**

Arthur Cox, Ten Earlsfort Terrace, Dublin 2. 01-920 1271.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

