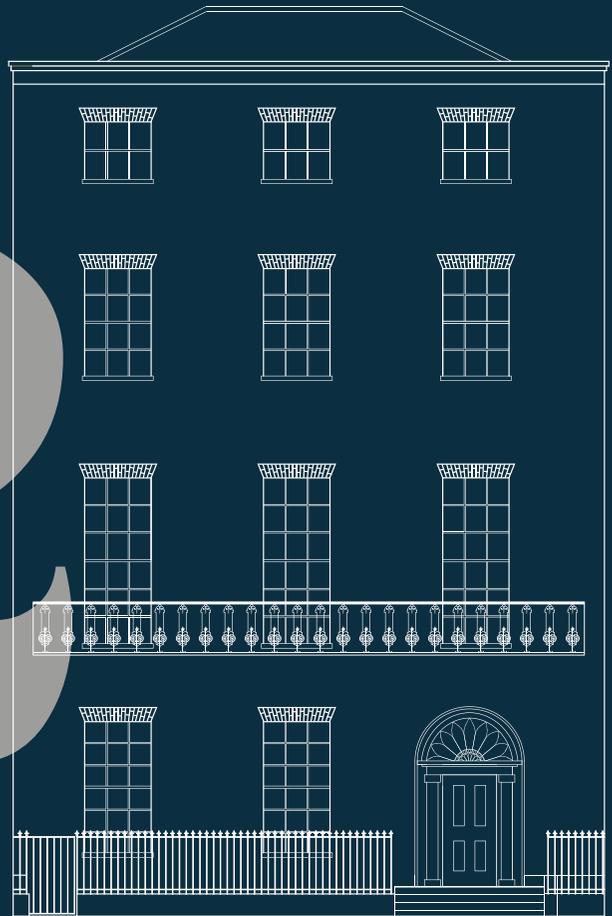


For Sale
Prestigious Georgian Office Building

12



12 MERRION SQUARE, DUBLIN 2

Highlights

- ▶ Prestigious 4 storey over basement mid-terrace period building extending to 672 sq m (7,229 sq ft)
- ▶ 9 car parking spaces to the rear accessed from Denzille Lane
- ▶ Currently occupied by 13 tenants producing a passing rent of €528,445 per annum
- ▶ Immediate opportunity to increase the rent roll through letting the vacant suites and car spaces
- ▶ Numerous attractive period features throughout together with the benefit of modernised office features including a passenger lift serving all floors
- ▶ Beautifully proportioned rooms with ample natural light
- ▶ Superbly located within close proximity to all city centre amenities and public transport infrastructure
- ▶ BER Exempt



Location

Merrion Square is a highly sought after location in the heart of Georgian Dublin. Number 12 has a prime position on the north side of the square overlooking the gardens.

This prestigious location is within easy walking distance of a range of transport links including Pearse DART Station which is only a 3 minute walk away. The Luas (green) line is less than 10 minutes' walk away located at Dawson Street. Numerous bus routes, including the Aircoach, are available close to the property providing convenient access to all locations. A Dublin City Bike station is located less than 250 metres away on Merrion Square East.

The property is within easy reach of numerous amenities with St. Stephen's Green and Grafton Street only a short stroll away. The surrounding area benefits from all the facilities that any occupier could require including a wide range of restaurants, cafes, banks, pubs and hotels. The property is unrivalled with its accessibility to Trinity College, the Grand Canal and Merrion Square itself.



Description

12 Merrion Square is a very well maintained Georgian building comprising of approximately 672 sqm (7,229 sq.ft) of office accommodation over 5 floors.

HISTORY

Merrion Square was established in the 1700s and includes some of the finest property in Georgian Dublin. The square was the former home of many famous residents including Oscar Wilde, WB Yeats and Daniel O’Connell.

Number 12 Merrion Square, was built between 1764 and 1766 for Sir William Brownlow, a linen manufacturer and MP for Lurgan, Co. Armagh. The building was distinctive for its exceptionally expansive entrance hall and the exquisite Rococo plasterwork and continues to stand out as one of the grandest and best preserved buildings on the square.



PRESENT DAY

Today the property retains many of its original features including detailed cornicing and marble fire places together with the benefit of modernised office features including a passenger lift serving all floors. The building is divided into the traditional Georgian layout with beautifully proportioned, bright rooms of various sizes and a striking entrance hall. It presents in excellent condition.

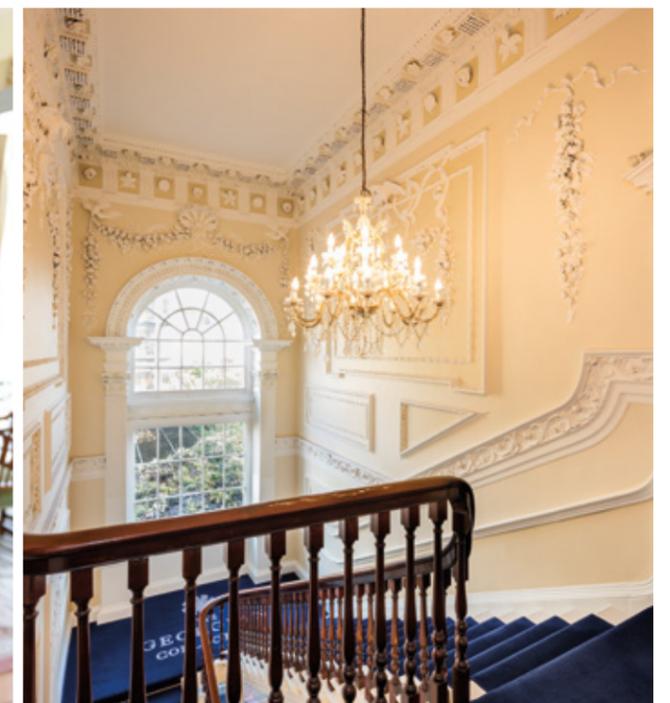
The accommodation is currently in 16 suites (not including the boardroom). A number of tenants occupy more than one suite. Facilities are provided throughout the property with male and female bathrooms accommodated on alternate floors and a large bright kitchen at basement level. The common areas include a landscaped courtyard to the rear. There are 9 car parking spaces at basement level accessed from Denzille Lane.

Tenancy Information

The building is let on short term letting agreements on a fully serviced basis. The agreements and the gross income are outlined below.

Floor	Suite	SQ FT	Expiry	Income Per Annum
BASEMENT	B1	222	28/02/2020	€14,897
BASEMENT	B2	753	28/02/2020	€50,501
BASEMENT	B3	75	31/03/2019	€6,000
GROUND FLOOR	GF 1	685	31/03/2019	€64,104
GROUND FLOOR	GF 2	586	30/11/2018	€48,000
FIRST FLOOR	1.3	594	VACANT	
FIRST FLOOR	1.1	688	21/11/2019	€52,800
FIRST FLOOR	1.2	210	30/11/2018	€16,404
SECOND FLOOR	2.1	535	30/09/2019	€42,912
SECOND FLOOR	2.2	213	30/09/2019	€17,088
SECOND FLOOR	2.3	583	31/01/2019	€46,200
SECOND FLOOR	2.4	258	30/11/2018	€18,060
THIRD FLOOR	3.1	428	VACANT	
THIRD FLOOR	3.2	350	30/11/2018	€24,000
THIRD FLOOR	3.3	217	02/06/2019	€18,900
THIRD FLOOR	3.4	581	31/12/2018	€43,200
THIRD FLOOR	3.5	251	30/03/2019	€21,000
9 X CAR PARKING SPACES*				€19,140
VIRTUAL OFFICE INCOME				€25,239
			7,229	€528,445

*2 car spaces are vacant



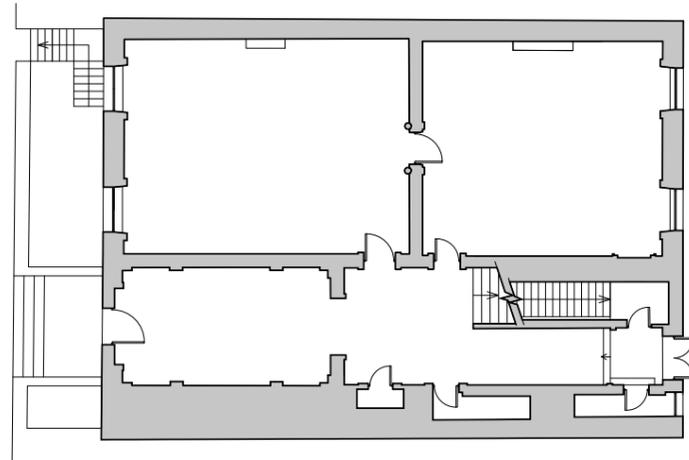
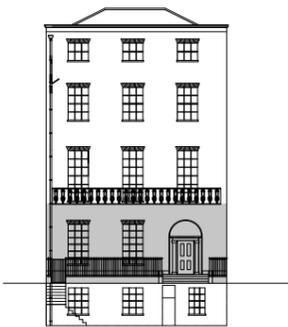
Accommodation & Floorplans

We set out opposite our understanding of the building's net internal area (NIA).

FLOOR	SQ M (NIA)	SQ FT (NIA)
Basement	98	1,050
Ground	118	1,271
First	139	1,492
Second	148	1,589
Third	170	1,827
TOTAL	672	7,229

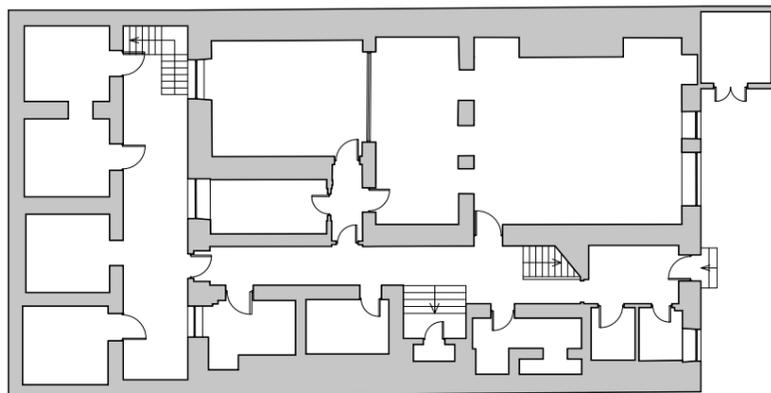
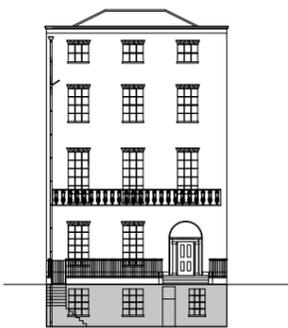
Ground Floor

118 SQ M – 1,271 SQ FT



Basement

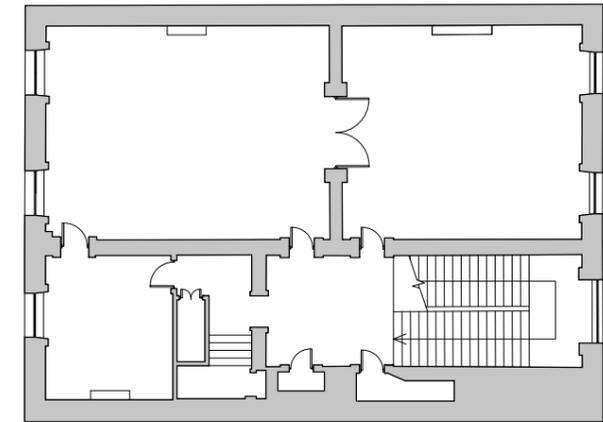
98 SQ M – 1,050 SQ FT



Plans for identification purposes only (not to scale)

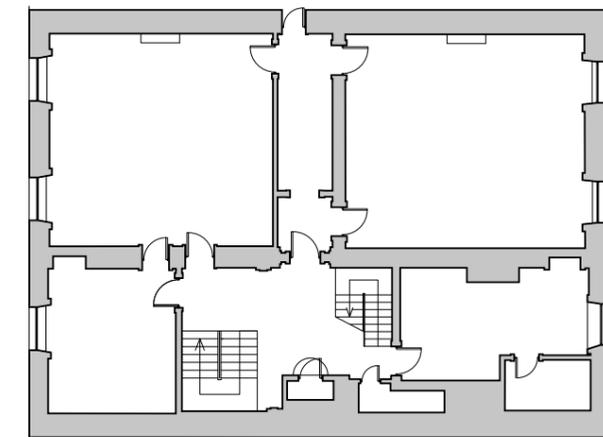
First Floor

139 SQ M – 1,492 SQ FT



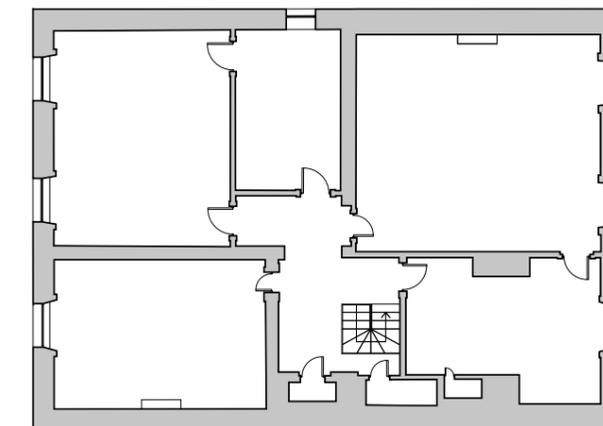
Second Floor

148 SQ M – 1,589 SQ FT



Third Floor

170 SQ M – 1,827 SQ FT



Plans for identification purposes only (not to scale)

12

MERRION SQUARE

Contacts & Further Information

TENURE

We understand the property is held Freehold.

ZONING

The property is in a conservation area zoned Z8 'protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective' under the current Dublin City Council Development Plan 2016-2022. The building is listed as a protected structure.

PRIVATE TREATY

The property is to be sold by Private Treaty.

GUIDE PRICE

€5,000,000

BER

Exempt

VIEWINGS

Viewings are by appointment only.

Selling Agents



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