

### Investment Considerations

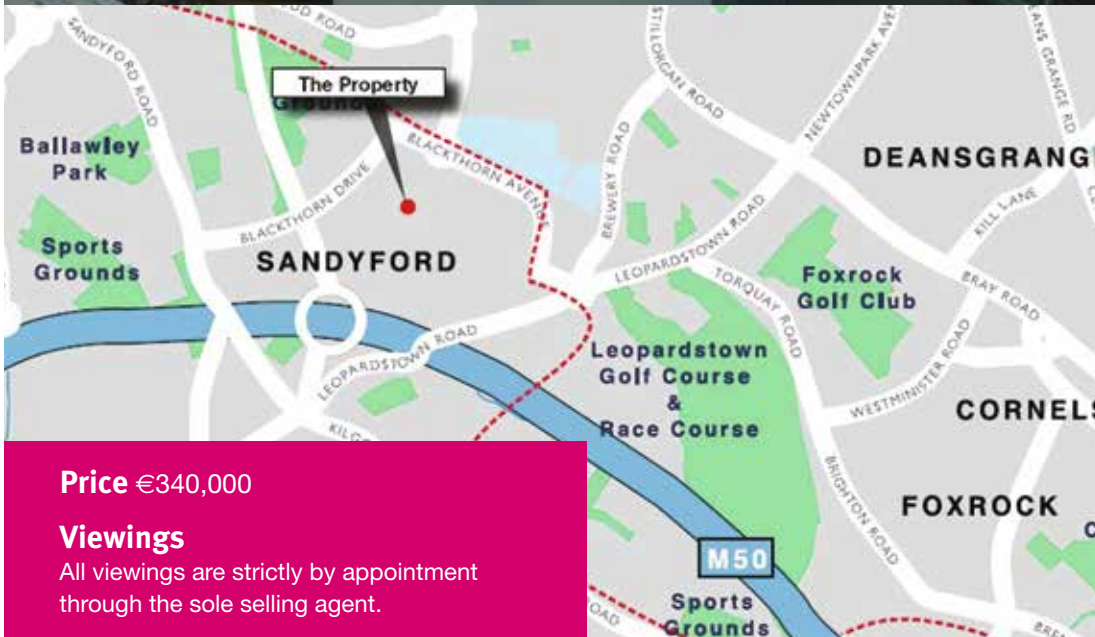
- Established medical clinic located adjacent to the Beacon Hospital
- Modern Building with a prominent profile
- Total floor area of approximately 44 Sq.m. (473.4 Sq.ft.)
- Excellent opportunity for an owner occupier or an investor
- Our client is seeking offers in the region of €340,000

## Suite 19, Beacon Consultants Clinic, Sandyford, Dublin 18

Medical Suite

**BER** D1

**allsop**



**Price €340,000**

### Viewings

All viewings are strictly by appointment through the sole selling agent.

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## Location

Suite 19, Beacon Consultants Clinic is situated on the **first** floor of Beacon Clinic, a prestigious medical development at Beacon Court in Sandyford. Beacon Clinic is located on the western side of the mixed use Beacon Court development overlooking the Drummartin Link Road just off exit 14 of the M50. Access to the Clinic is through the Beacon Court complex, off Blackthorn Drive. Adjoining uses include hospital, office suites and hotel.

## Description

The property comprises a medical suite on the first floor of Beacon Clinic. The clinic building is a four storey property of modern construction with an extensive glazed façade. The suite is fitted to a high standard, carpeted and raised access floors throughout, plastered and painted walls, suspended ceilings, diffuser lighting and extensive floor to ceiling double glazing. The unit is fitted out to provide a consulting room, a waiting area and administration office. At present, the suite is owner occupied but the unit benefits from vacant possession upon closing.

## Accommodation

| Property   | Floor | Sq.m.<br>(Sq.ft.)            | Service<br>charge & rates | ERV when let to<br>individual tenants |
|--|-------|------------------------------|---------------------------|---------------------------------------|
| Suite 19, Beacon Consultants Clinic,<br>Sandyford, Dublin 18 | First | 44 sq.m<br>(473.4<br>sq.ft.) | €14,000 p.a.<br>(Approx)  | €50,000<br>- €60,000                  |

## Title

We understand that the property is held Long Leasehold.

## Service Charge

We understand the service charge is approximately €9,680 per annum.

## Local Authority Rates

We understand the local authority rates are approximately €4,500 per annum.

## VAT

VAT is not applicable on this sale.

## BER

BER D1

BER No. 800406829

Energy Performance Indicator: 610.56 kWh/m<sup>2</sup>/yr

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