



FOR SALE

9 North Frederick Street
Dublin 1 (Tenants not Affected)

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Dublin 1

GEORGIAN INVESTMENT OPPORTUNITY

For Sale by Private Treaty (Tenants not affected)

Description

9 North Frederick Street is a traditional mid-terrace four storey over basement level Georgian building extending to c.555.50 sq.m / 5,978.33 sq.ft. The property comprises ground floor in retail use which is currently occupied (tenants not affected). The upper floors are vacant and are suited to office accommodation. The basement level, which is also vacant, can be accessed via a separate stairwell from street level. There is one internally enclosed courtyard, with a second yard located to the rear of the property which provides vehicular access from Frederick Court.

The property requires refurbishment throughout.

Location

The property is located north of O'Connell Street and forms part of a high profile Georgian Terrace on North Frederick Street. This property is located within walking distance of Grafton Street, Stephens Green & Henry Street. Both Trinity College and DIT are within close proximity and surrounding occupants include The Music Café, Dublin City Gallery and The Rotunda hospital.

The location benefits from a host of amenities with all that Dublin City Centre has to offer on its doorstep.

The location also further benefits from ease of access with the nearby LUAS Red Line providing a convenient connection to both Connolly and Heuston Station.

A number of bus routes also serve the immediate area.



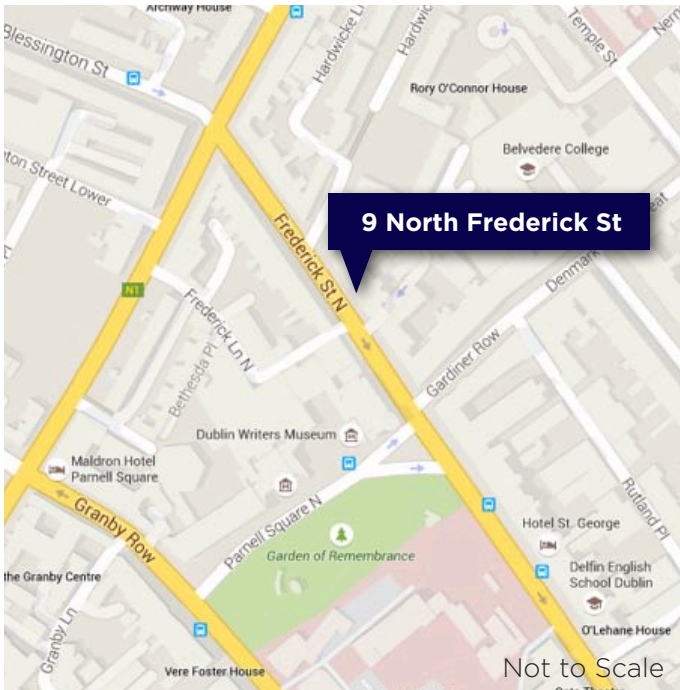


Tenancy Schedule

The basement, first, second and third floors are vacant. The ground floor is let to Spare Parts Ltd. The lease for Spare Parts Ltd. was created on the 16th February 1989. The term on the lease was for a period of five years from the 1st January 1989. On expiry it was agreed between landlord and tenant to renew the lease for a further period of five years from 1st January 1994 to 31st December 1998. Agreement was made again to extend the term of lease for a further five years from 1st January 1999 at a rent of £12,000 per annum.

Accommodation

Floor	Approx Size Sq. m	Approx Size Sq. ft
Basement	88.98	957.78
Ground Floor + Return	180.80	1946.13
Ground Floor Retail	70.18	755.42
First Floor	74.79	805.04
Second Floor	69.51	748.21
Third Floor	71.14	765.75
Total	555.50	5978.33



Guide Price

Seeking offers in excess of €415,000

Viewings

Viewings are strictly by appointment through sole agents Ganly Walters.

BER

BER Exempt.

PSRA No: 001896 Important Notice

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that:

Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.

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