

FOR SALE BY PRIVATE TREATY
(TENANT NOT AFFECTED)

Grantham House

GRANTHAM STREET | DUBLIN 8

MIXED USE CITY CENTRE INVESTMENT OPPORTUNITY



**BNP PARIBAS
REAL ESTATE**

01 6611233

BER C3

Investment Summary

Landmark Investment property at junction of Camden Street & Grantham Street.

Ground floor Retail with three floors of modern Office accommodation plus car parking.

Tenants include National Tile, Fostering First Ireland and the Psychological Society of Ireland.

Passing rent of €198,038 p.a. exclusive.



The Location

High profile location on the corner of Camden Street and Grantham Street in the South City Centre situated just 300 metres from the Harcourt Green Line Luas Stop. The property is centrally located and is within walking distance of St Stephen's Green, Grafton Street and the Iveagh Gardens as well as having multiple vibrant businesses trading in the direct vicinity including, Listons Foodstores, The Bleeding Horse, Cassidys Public House and Green Nineteen restaurant.



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The Property

A mixed use investment consisting of ground floor retail with modern offices overhead which have recently been upgraded and extended to include a new third floor.

The property has been fitted out to an exceptionally high standard and now includes passenger lift servicing all upper floors. Office specification includes metal tiled ceilings,

carpeted floors and VRV air conditioning. The Retail unit features extensive glazed shop front and tiled floor. Toilet accommodation is provided on all floors.

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Title

We are advised the property is held freehold.

VAT

VAT is not chargeable on sale.

Capital Gains Tax (CGT)

Purchasers should note that any property purchased in 2014 and held for a minimum of 7 years will be exempt from Capital Gains Tax for that period.

BER Details



BER Number: 800041923

Energy Performance indicator - 680.19 kWh/m²/yr

CONTACT



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