

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.



## Accommodation

We are advised that the Net Internal Floor Areas are as follows:

Grantham House	Use	Sq. M
Ground Floor	Retail	227
Ground Floor Kiosk	Retail	18
First Floor	Office	247
Second Floor	Office	242
Third Floor	Office	166
<b>TOTAL</b>		<b>900</b>

2 car spaces are provided via a secured gateway accessed from Grantham Street.

Purchasers are specifically advised to independently verify floor / site areas and to undertake their own due diligence.

## Investment

Guiding in excess of €2.9 million (subject to contract) which equates to net initial yield of 6.5% based on the current rent and assuming standard purchase costs.



## Tenancy

The property is let as follows:

Floor	Tenant	Term	Description	Break	Expiry	Total Rent p.a.
Part Ground	National Tile Limited	10 years	Private Company	31/08/2018	31/08/2023	€55,000
Part Ground Kiosk	Vacant	-	-	-	-	-
First Floor	Fostering First Ireland	10 years	Private Company	24/07/2016	24/07/2021	€55,095
Second Floor	Psychological Society of Ireland	10 years	Registered Charity	22/02/2016	22/02/2021	€49,495
Third Floor	Fostering First Ireland	10 years	Private Company	24/07/2016	24/07/2021	€38,448
<b>TOTAL</b>						<b>€198,038</b>

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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/m<sup>2</sup>/yr

## CONTACT



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