

FOR SALE
(Private Treaty)

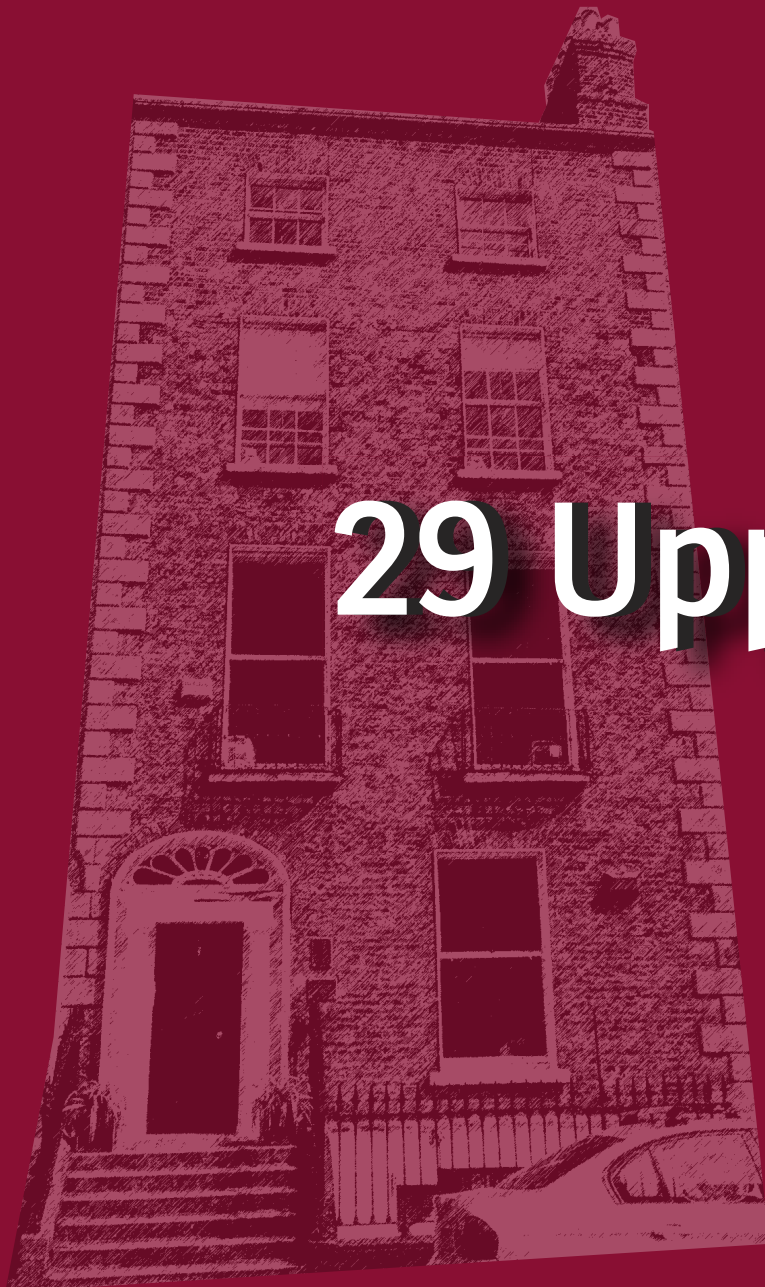
29 Upper Mount Street

PRESTIGIOUS GEORGIAN BUILDING
29 Upper Mount Street, Dublin 2



BNP PARIBAS
REAL ESTATE

01 661 1233





Location

Upper Mount Street is in the heart of Dublin's well established Georgian quarter between Merrion Square and the Grand Canal. No.29 is located on the north side of the street near the Mount Street Crescent junction and adjacent to the Pepper Canister Church.

The area is a well established commercial location with many professional occupiers nearby. Merrion Square, St. Stephen's Green and Grafton street are all within walking distance of the property.

The property is well served by local transport links with two nearby DART stations, the LUAS Green Line and numerous Dublin Bus routes close by.

Description

No 29 Upper Mount Street is a mid terraced 4-storey over basement Georgian property which has a generous car parking allocation to its rear. The building has been well maintained throughout and each floor provides bright and spacious, mainly open plan accommodation.

The building specification includes solid flooring, perimeter trunking wired for power, electric storage heating, carpeted throughout, plastered and painted ceilings and walls, canteen facility, security alarm, fire alarm and ladies and gents toilets.

Accommodation

The subject property extends to a net internal area of 340 sq.m (3,659.7 sq.ft) and can accommodate up to 7 secure car spaces located to the rear of the property, which can be accessed via Stephen's Lane.

Schedule of Accommodation:

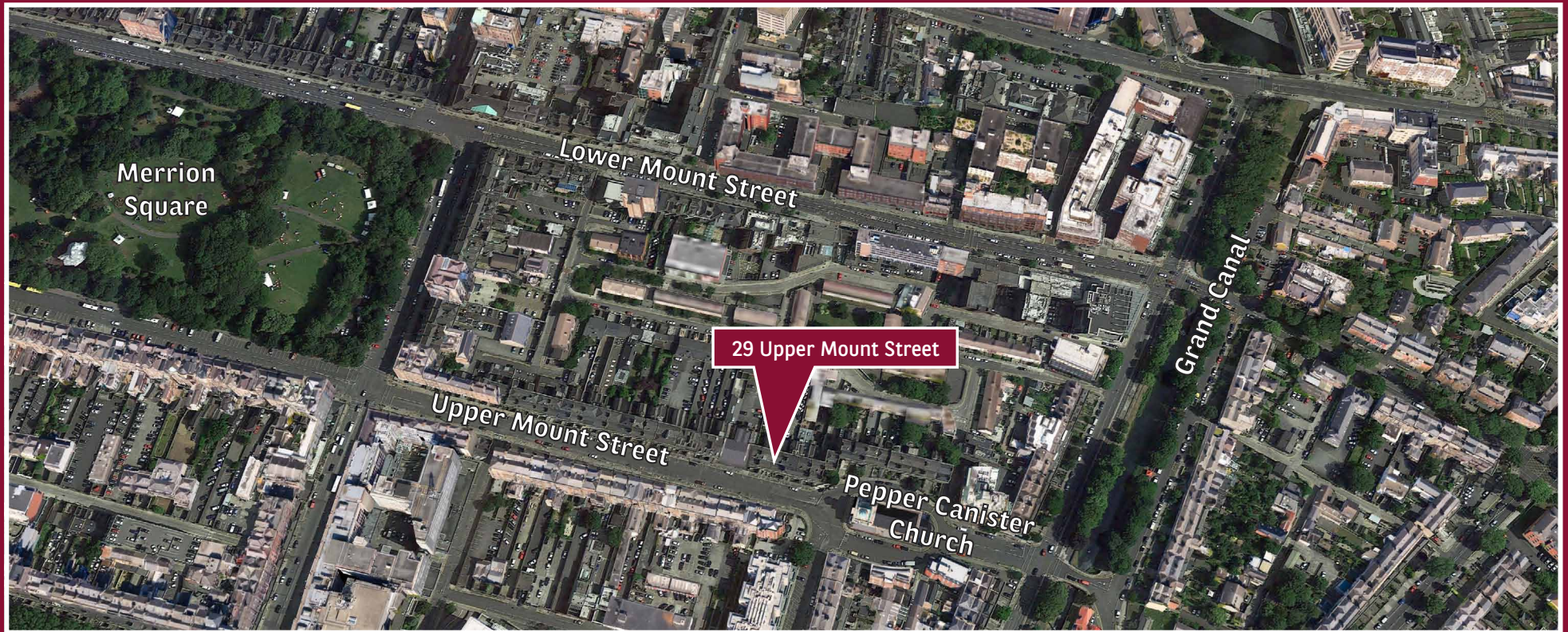
Floor	Description	Occupier	SQ M	SQ FT
Basement	Café	Salt Cellar	77.4	833.1
Ground	Office	Vacant	57.3	616.7
First	Office	Vacant	61.1	657.6
First Return	Office	Vacant	24.8	266.9
Second	Office	Vacant	51.6	555.4
Third	Office	Vacant	67.8	729.7
		TOTAL	340	3,659.7

Purchasers are specifically advised to independently verify the floor areas and to undertake their own due diligence

Tenancy Schedule

Demise	Lease Date	Tenant	Review	Car Spaces	Term	Term Start	Passing Rent	Next Review
Basement	21st March 1996	Salt Cellar	4	0	21	21/03/1996	€23,250 p.a	21/03/2016





Title

We understand the property is held freehold

Price

Quoting €1,300,000 exclusive

VAT

VAT is not applicable on the proposed sale of the property

Solicitors

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