

INVESTMENT

For Sale By Private Treaty

61a Ballybough Road, Ballybough, Dublin 3
c. 180sq.m. / 1,940sq.ft.

PRIME INVESTMENT OPPORTUNITY



BER D1 BER F G

Investment opportunity located in Dublin 3- Current Income €32,080 per annum

- Ground floor Restaurant occupied producing €5,200 per annum
- 4x Overhead Apartments fully let producing €26,880 per annum
- Excellent opportunity to achieve an attractive return
- The property extends to approx 180sq.m. / 1,940sq.ft.
- Asking price €250,000



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Location

Ballybough is located on the North side of Dublin City Centre. The subject property is within ten minutes walking distance to Connolly Station, Busarus, Parnell Street & O'Connell Street.

Description

The property consists of a ground floor Restaurant premises with 4x overhead Apartments. (2 x Studio's + 2 x 1 Bed Apts) The combined units have a net internal area of approx 1,940 sq.ft.

The current passing rent on the property is €2,670 per month (€32,040 per annum).

Tenancy

The Apartments have Part 4 Tenancy agreements in place (month to month).

Schedule of rents is set out below;

Ground Floor Restaurant - €433 per month
Apt 1 (1st Floor 1 Bed) - €600 per annum
Apt 2 (2nd Floor Studio) - €650 per month
Apt 3 (1st Floor Studio) - €500 per month
Apt 4 (2nd Floor 1 Bed)- €490 per month

Zoning

The property is zoned 'Z1 - to protect, provide and improve residential amenities' in the Dublin City Council Development Plan.

Title

Freehold

BER Certificate

BER Restaurant: D1

BER Apartments: F & G

Viewing

Strictly by appointment with sales agent

Price

€250,000



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