

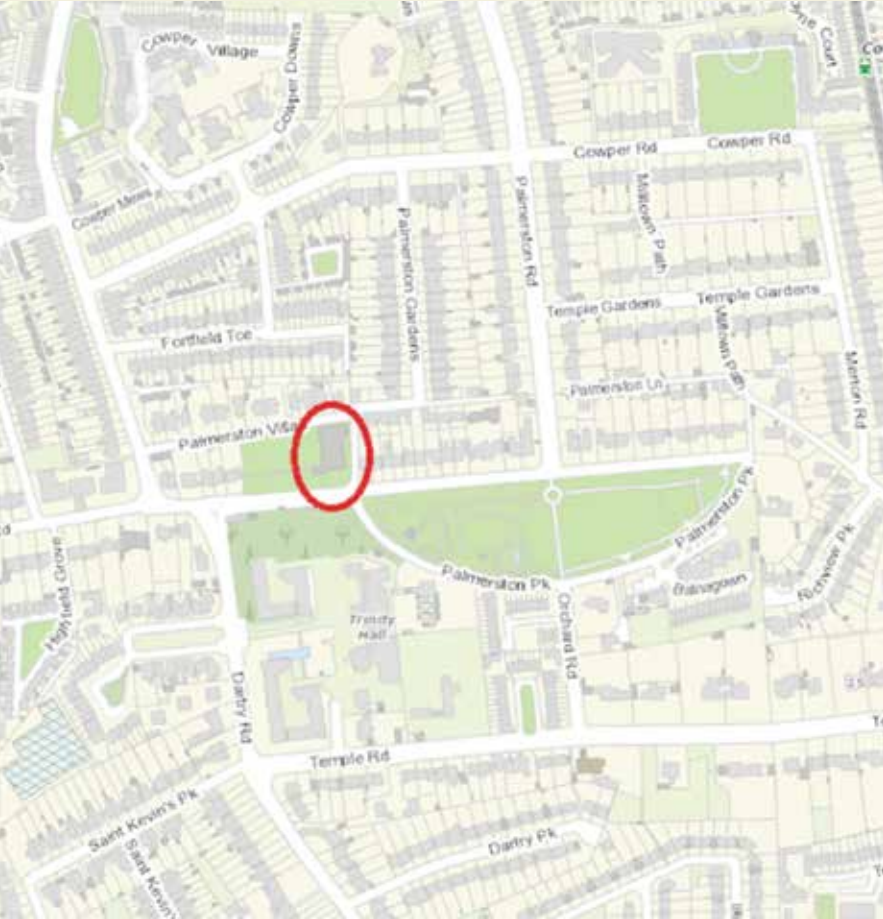
FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)

31 Palmerston Gardens,
Dartry,
Dublin 6.

ACCOMMODATION

Gross Internal Floor Area (approx.)	sq.m
Ground Floor Reception, Changing Rooms, Staff Rooms, Office, Swimming Pool, Studio, Crèche and Kitchen.	834.85
First Floor Gymnasium, Spinning Studio, Treatment Rooms, Staff Offices, Plant Room and Store Rooms.	579.14
Total Gross Internal Area	1,413.99

Intending parties are advised to verify all details including floor area and to note disclaimer below.



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BER



BER No: 800391195
Energy Performance Indicator:
1188.04 kWh/m2/yr

TITLE

The property is held under a 99 year superior lease from January 1st 1985. We are advised the superior lease is subject to a current annual rent of €32,667.20 per annum. The superior lease allows for rent reviews every five years.

TENANCY

The entire is currently let to Iconic Health Clubs Ltd. On a 35 year FRI lease from 30th January 2004 with open market rent reviews on a 5 yearly basis. The reserved rent is €150,000 per annum exclusive. The reserved rent has been abated as follows: 2015 €50,000, 2016 €75,000 and 2017-2019 €150,000 per annum exclusive. By deed of variation the review date has been amended to the 1st of January 2020 and every fifth year thereafter.

VAT

The purchaser will be liable for any VAT arising out of the transaction.

PRICE

Excess €700,000.

VIEWING

Strictly by prior appointment.

CONTACTS

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FOR SALE BY PRIVATE TREATY
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31 Palmerston Gardens,
Dartry,
Dublin 6.

- Prime investment opportunity
- Excellent south suburb location
- Fully let to Iconic Health Clubs Ltd.
- Reserved rent €150,000 per annum exclusive
- Total internal area 1,413 sq.M
- 24 Years unexpired



DESCRIPTION

Located on the westside of Palmerston Gardens close to the corner of Palmerston Park. The property comprises a two storey purpose built gymnasium premises with external parking. The premises is currently in use as a leisure centre and is fitted out to a high standard. The property has the benefit of a general studio, swimming pool, sauna, main hall, weights room, spinning class room and separate changing rooms for gents and ladies.

