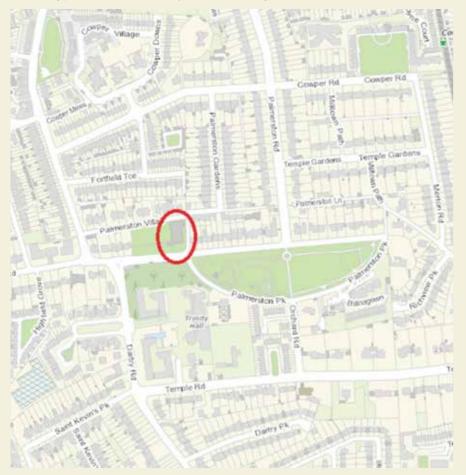
FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)

31 Palmerston Gardens, Dartry, Dublin 6.

ACCOMMODATION

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

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 \in 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

Karl Byrne E. k.byrne@dngc.ie Niall Delmar E. n.delmar@dngc.ie T. 01 673 1400

FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)



31 Palmerston Gardens, Dartry, Dublin 6.



Douglas Newman Good Commercial Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lesses, and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Douglas Newman Good Commercial Property has any authority to make or give any representation or warranty whatever in relation to this property.

- 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.









