FOR SALE

10
LAD LANE
DUBLIN 2

MEWS INVESTMENT
SUMMARY

- Prime location in Dublin 2
- Current rent receivable - €30,000 per annum
- Good potential for rental growth
- Suitable to conversion to residential use (SPP)
- Off street parking for two cars

LOCATION

The property is located on the west side of Lad Lane, to the rear of No. 10 Fitzwilliam Square, approximately 200 metres south of Baggot Street Lower and approximately 1km from St. Stephen’s Green.

The locality provides for an abundance of amenities including bars, restaurants and cafes. The area is predominantly commercial and occupiers in the vicinity include the IDA and LinkedIn.

DESCRIPTION

The property comprises a two-storey mid terrace mews building with off street parking for two cars to the front and a west facing secluded private garden to the rear, all on a site measuring approximately 204 sq.m.

The mews is of traditional construction and is currently laid out as an own door office with boardroom and open plan office space on the ground floor with a combination of open plan office and two cellular offices on the first floor. There is ample storage space and a kitchenette on the ground floor with ladies and gents wc’s on the first floor.

TRANSPORT

The property enjoys excellent transport links with numerous bus routes serving the area, providing connectivity to the city centre and the suburbs. The Green Luas line is accessible at Charlemont Street and the DART is located a short walk away at Grand Canal Dock. The property also benefits from a Dublin Bikes station located approximately 280 metres away.
FLOOR AREAS

<table>
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<tr>
<th>Entire</th>
<th>Sq.m.</th>
<th>Sq.ft.</th>
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<tbody>
<tr>
<td>Net Internal Basis</td>
<td>132</td>
<td>1,420</td>
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<tr>
<td>Gross Internal Basis</td>
<td>140.2</td>
<td>1,510</td>
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TENANCY

The property is held under a 4 year 9 month lease to Imagine Marketing Promotions Limited from the 1st November 2013. The annual rent is €30,000.

TITLE

Freehold title.

BER

BER D2

CONTACT

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