QUINN AGNEW

For Sale



Suite 1 Saint Raphael's House

81-84 Dorset Street Upper, Dublin, D01 KX02

Ground Floor Medical Suite + Shared Reception

Investment Opportunity

13.78 sq m
(148.33 sq ft)

- Ground Floor Medical Suite & Ancillary Space
- Producing c. €25,750 after Reversion in 2026
- Fully Managed
- Tenant Not Affected
- No VAT on Sale

Suite 1 Saint Raphael's House, 81-84 Dorset Street Upper, Dublin, D01 KX02

Summary

Available Size	13.78 sq m
Car Parking	Parking facilities at St. Raphael's House are for patient use only and are considered part of the common areas.
BER Rating	D1

Tenancy

Tenant: A Significant Medical Organisation

20 year Lease from 1st July 2013 for overall complex.
Recent CPI Rent Review - 1st July 2026
No Break Clauses

Current Rental Income for Suite 1: c. €25,750 (Indexed to CPI - January 2026)
Exact Figure To Be Confirmed Following Review

Description

This property comprises a ground floor medical suite in the St. Raphael's Clinic.

Suite 1 benefits from a shared secretarial service with one other Suite only.

St. Raphael's Clinic is a self contained clinic providing 20 medical suites served by a shared reception area, waiting areas, secretarial areas, administration areas, canteen patient parking and toilet facilities. The suites also have the benefit of shared services such as lifts and comms rooms.

The individual suites are fitted with WHB, recessed lights and perimeter trunking.

Location

St. Raphael's House occupies a prominent position on Dorset Street, a key route linking Dublin's north city centre with Drumcondra and the M1. It is within walking distance of O'Connell Street and close to the Mater Hospital and Temple Street Children's Hospital.

The area is well served by Dublin Bus, with Drumcondra Train Station and the LUAS Cross City line nearby. The surrounding neighbourhood offers a vibrant mix of commercial, educational and residential occupiers, ensuring strong footfall and excellent access to local amenities.

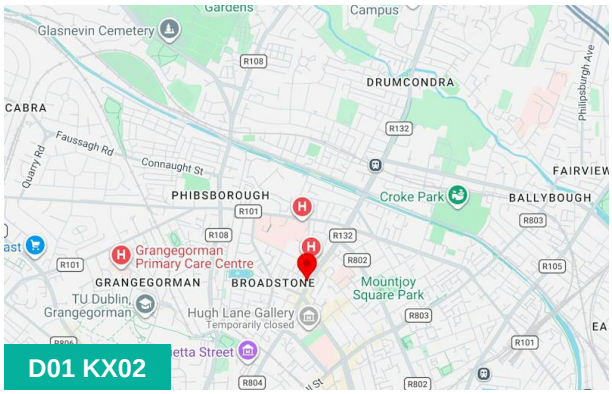
Accommodation

The accommodation comprises the following areas:

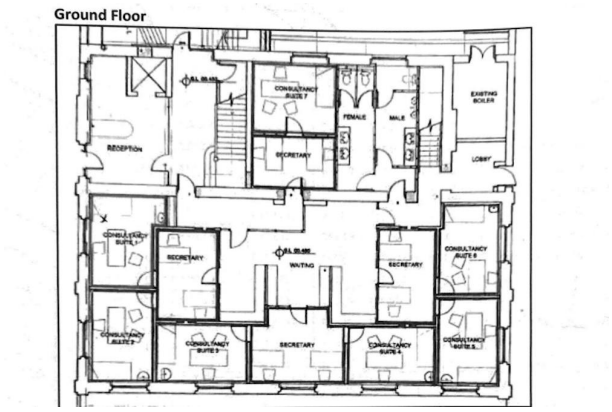
Name	sq ft	sq m
Ground - Suite 1	148.33	13.78
Ground - Shared Reception	156.29	14.52

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew







Viewing & Further Information



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