



40 Charlemont Street

Dublin 2, Dublin, D02 AE42

Investment Opportunity

Prime Dublin 2 Location

396 to 1,672 sq ft

(36.79 to 155.33 sq m)

- End of Terrace Unit
- Rear Yard Area
- Concrete Construction Extension
- Future Development Potential
- Excellent Transport Links

40 Charlemont Street, Dublin 2, Dublin, D02 AE42

Summary

Available Size	396 to 1,672 sq ft
Rateable Value	€5,809
BER Rating	Upon enquiry

Description

40 Charlemont Street comprises an a two-storey, end-of-terrace commercial unit extending c. 74.4 sq. m. / 801 sq. ft. The premises has been let to Vetmed AVP Ltd since October 2013 but is in the process of being assigned to Village Vets with c. 7 years left on the lease.

The property is predominately traditional construction and benefits from a substantial rear yard. Since occupation in 2013, significant tenant improvements have been undertaken including the construction of a single-storey rear extension providing an operating theatre and ancillary accommodation. The yard is accessed via a gated side entrance and contains a Portakabin used for storage and additional consultation space.

Internally the accommodation has been sub-divided with a reception to the front, three consultancy rooms in the middle including one in the Portakabin and a singular toilet. The rear extension accommodates an animal holding area, X-ray room and operation.

The first floor is located to the front of the building and comprises a staff locker room and canteen.

In the medium term, this property may offer development potential and be sold as a site on the expiry of the lease, subject to planning permission.

Location

The property is prominently situated on Charlemont Street, Dublin 2, close to its junction with Harcourt Road and immediately north of the Grand Canal.

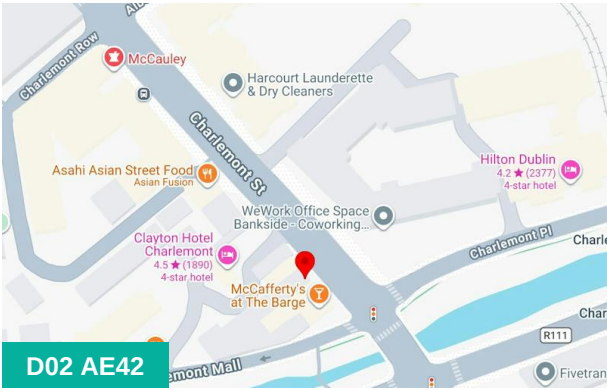
The surrounding area is an established mixed-use location comprising a combination of residential, office, retail, hospitality and leisure uses. The Charlemont area has undergone significant redevelopment in recent years, with a number of large-scale office, residential and mixed-use developments nearby.

The property benefits from excellent public transport links, with Charlemont Luas stop on the Green Line located 100 metres away, providing direct access to St Stephen's Green, the city centre and south Dublin.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor	406	37.72	Available
First Floor	396	36.79	Available
Single-Storey Extension	870	80.83	Available
Total	1,672	155.34	



Viewing & Further Information

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