

FOR SALE

By Private Treaty

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

191A HOWTH ROAD, KILLESTER, DUBLIN 3

Excellent Investment Opportunity Located In A High Profile Dublin 3 Location.



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

www.agar.ie

AGAR

Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777

Email: info@agar.ie

PROPERTY HIGHLIGHTS

- Office & Rental Investment Property currently producing €65,000 per annum exclusive.
- Secure rental income from a long established Solicitor's practice.
- Held under two long term repairing leases.
- Unexpired lease terms until 2031 and 2032.

FOR SALE

By Private Treaty

191A HOWTH ROAD, KILLESTER, DUBLIN 3

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

DESCRIPTION

- The Property occupies a high profile location on the Howth Road in Killester close to its junction with Collins Avenue East, approx. 6 km north of Dublin city, and forms part of a vibrant parade of retail & office properties. Adjoining occupiers include Supervalu, Expert Hardware, Base Pizza, Lynchs Takeaway, The Beechcomer Pub etc.
- The Property enjoys a substantial volume of passing pedestrian & vehicular traffic.
- The Property comprises an end of terrace property with part office and retail/coffee shop user at ground floor, with self contained first floor offices, comprising in total approx. 152.93 sq. metres (approx. 1,646 sq. ft). There is an enclosed garden to the rear of the property. 12 car spaces to the front of the property.

Tenancy(1): Part ground floor 191A Howth Road & entire first floor let to Mona O'Leary & Paul Maher t/a O'Leary Maher Solicitors for a term of 25 years from 2006, subject to 5 yearly rent reviews, and a current passing rent of €47,000 per annum exclusive. Tenant liable for the repairs, the payment of local authority rates and landlord's insurance. User – offices.

Tenancy(2): Ground floor retail unit let to Mona O'Leary & Paul Maher t/a O'Leary Maher Solicitors for a term of 20 years from 2012, subject to 5 yearly rent reviews and a current passing rent of €18,000 per annum exclusive. Tenant liable for interior repairs, the payment of local authority rates and landlord's insurance. User is that of offices.

The demise has been sub-let as a coffee shop to Couples of Mugs Coffee Limited, Planning Permission having been obtained for change of use to a coffee shop, and subject to a sub-rent of €25,000 per annum. The sub-let term is for 4 years and 6 months from 2025



PRICE

€870,000 Subject to Contract & Title.

VAT

We are advised that VAT shall not be applicable to the sale price.

TITLE

We are advised that the property is held under very long leasehold title subject to a nominal annual ground rent.

BER



BER No.:
801122458

CONTACT

Ben Pearson
bpearson@agar.ie
01 2137777

VIEWING STRICTLY BY APPOINTMENT



Disclaimer: The information contained in our advertisements / brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No. CYAL50259600 © Government of Ireland. PRSA No 004514