



# 44 Harrington Street

DUBLIN 8

Pre 63' Residential Investment ◆◆◆◆◆

**FOR SALE BY PRIVATE TREATY**  
Tenants Unaffected  
BER Exempt

# Investment Highlights



Pre-'63 mid-terrace period building, three storeys over basement



Extending to approx. 3,179 sq ft



Prime position on Harrington Street, close to its junction with Camden Street



Asset management potential - heavily under rented



Producing a Gross Income of €114,000 per annum - with vacancy



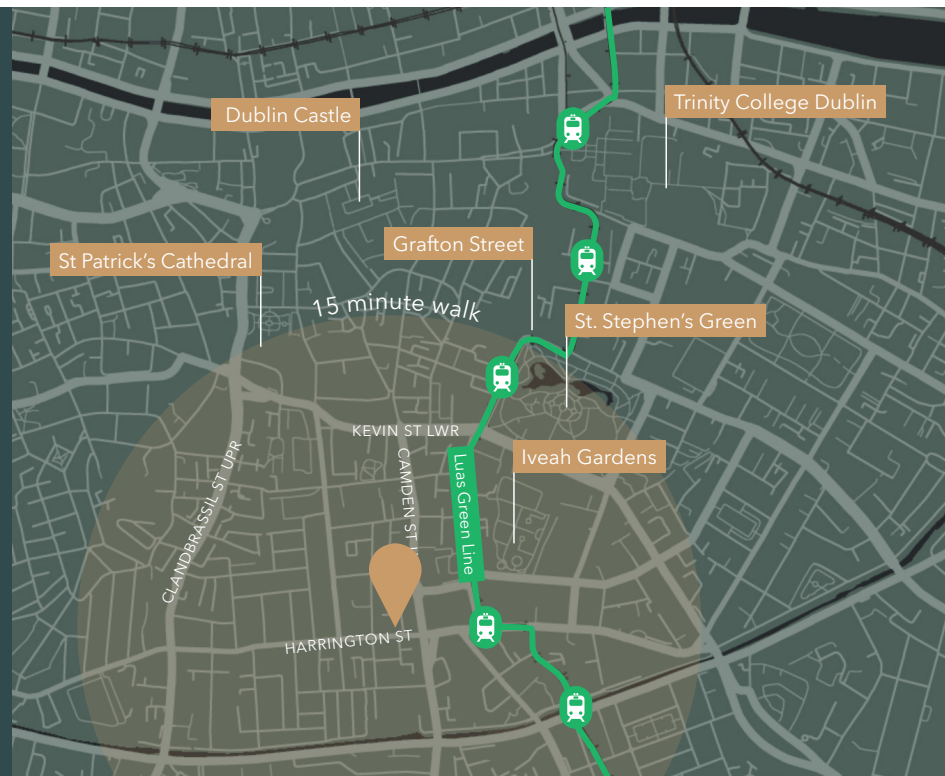
12 self-contained units, comprising a mix of unit types

## Location

44 Harrington Street is situated in the heart of Portobello, Dublin 8, one of Dublin's most sought after and vibrant residential neighbourhoods.

Positioned between Camden Street and the South Circular Road, the property is within immediate walking distance of a wide range of established cafés, bars and restaurants including Bibi's Café, The Bleeding Horse, Brother Hubbard and Alma.

Connectivity is excellent, with numerous Dublin Bus routes operating along Camden Street and the Luas Green Line at Harcourt Street and Charlemont providing convenient access across the city.



## Description

44 Harrington Street comprises a mid-terrace pre-'63 period building arranged over three storeys above basement level.

The property is configured as 12 self-contained residential units comprising a mix of one-beds, two-beds and studios extending to approximately 3,179 sq ft (GIA).

Internally, the accommodation is arranged over basement, ground and two upper floors and all units are accessed via a central stairwell. Each unit provides independent residential accommodation incorporating living areas, bedrooms, galley kitchens with separate WC/shower rooms and electric storage heating throughout.

Each unit is separately metered for electricity.

To the rear, the property benefits from yard space with ancillary storage areas and washing and drying facilities for tenants.

The property is in fair condition but requires upgrading.

# Tenancy Details

Unit No.	Description	Size Sq Ft	Tenant	Lease Commencement Date	Monthly Rent	Annual Rent
Apartment 1	2 bed	298	Vacant	N/A	N/A	-
Apartment 2	1 bed	217	Residential Tenant	c. 2022	€ 900	€ 10,800
Apartment 3	Studio	182	Residential Tenant	c. 2023	€ 650	€ 7,800
Apartment 4	2 bed	296	Residential Tenant	c. 2014	€ 1,250	€ 15,000
Apartment 5	Studio	215	Residential Tenant	c. 2013	€ 700	€ 8,400
Apartment 6	Studio	182	Vacant	N/A	N/A	-
Apartment 7	Studio	225	Residential Tenant	c. 2020	€ 700	€ 8,400
Apartment 8	Studio	211	Residential Tenant	c. 2016	€ 650	€ 7,800
Apartment 9	3 bed	354	Residential Tenant	c. 2018	€ 1,500	€ 18,000
Apartment 10	2 bed	327	Residential Tenant	c. 2016	€ 1,050	€ 12,600
Apartment 11	1 bed	302	Residential Tenant	c. 2016	€ 800	€ 9,600
Apartment 12	2 bed	370	Residential Tenant	c. 2014	€ 1,300	€ 15,600
<b>Total</b>		<b>3,179</b>			<b>€ 9,500</b>	<b>€ 114,000</b>

All measurements are approximate and interested parties are expressly advised to verify all areas.





## Title

We understand the property is held under Long Leasehold Title.

## Protected Structure

The property is listed as a Protected Structure under the Dublin City Council record of Protected Structures.

## BER

**BER EXEMPT**

## Viewings

Strictly by appointment with Colliers.

## SALES AGENT



Colliers  
Hambleton House  
19-26 Lwr Pembroke St  
Dublin 2  
+353 1 633 3700  
PSRA Number 001223

**Stephen Conway**  
+353 86 365 4387  
stephen.conway@colliers.com

**John Landers**  
+353 87 053 8997  
john.m.landens@colliers.com

## SOLICITOR

**Ó Scanail & Co.**  
- Solicitors -

Ó Scanail & Co. Solicitors  
Columba House  
Airside  
Swords  
County Dublin

**Domhnall Ó Scanail**  
+353 1 813 7500  
info@scanlaw.ie

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