

FOR SALE::::



TWENTY
UPPER BAGGOT ST



INVESTMENT

DUBLIN 4. DO4 C7D0
FOR SALE BY PRIVATE TREATY

The property comprises an attractive four storey Victorian commercial building extending to approx 281 sqm.

The ground floor is let to Tula, a Mexican style restaurant which has been fitted out to the highest specification and standard. The upper floors comprise 7 office suites all let on short term leases which will allow the purchaser the option to secure vacant possession. There is separate Street access to the upper floors.

This sale represents an excellent opportunity to acquire an easily managed commercial investment in a prime location with the capacity to deliver an attractive return for any purchaser.

INVESTMENT HIGHLIGHTS

Excellent Commercial Investment Opportunity

Freehold Building c 281 sqm

Ground Floor let to Tula on a 10 year lease from February 2023 subject to a reserved rent of €72,500pax

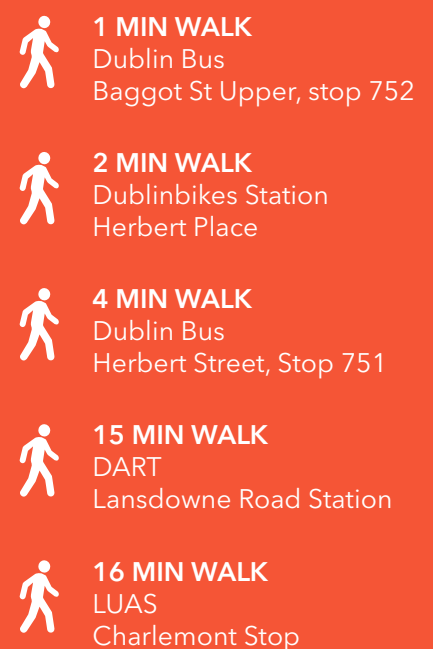
Upper floors comprise 7 individual offices generating € 43,900 pax

Tenants not affected.



One of Dublin's most convenient and sought after locations on the east side of Upper Baggot Street close to its junction with Waterloo Road.

The immediate area is home to a host of high profile office occupiers including Bank of Ireland, Sky, EBS, Amazon, LinkedIn, CPL Resources and Huawei. Furthermore the area offers a high concentration of bars, restaurants and cafes together with retailers including, Tesco, Boots and Donnybrook Fair. Nearby occupiers also include Searsons, Saba, Bunsen, Millers Pizza, Eddie Rockets, Sprout, Eathos, John Taylor Menswear and Baggot Street Wines which all add to the interesting mix.



The area is well served by public transport with the Dart and numerous bus routes all within walking distance.

ACCOMMODATION & TENANCY SCHEDULE

Demise	Tenant	Sqm	Sq ft	Lease Terms	Next Review	Expiry / Break	Actual & Estimated €/pa
GROUND FLOOR	Chilaca 3 Limited t/a Tula	90.50	974	10 years from 12 th Feb 2023	2/12/2028	Break in 11/02/2028	€ 72,500
FIRST FLOOR RETURN	Mark McCauley	39.48	425	One year from 8 th Feb 2024	-	7/2/2025	€ 7,800 **
FIRST FLOOR	Sisk & Son	41.72	449	Two years from the 6 th July 2023	-	5/7/2025	€ 20,500
SECOND FLOOR RETURN	Sisk & Son	28.34	305	-	-	-	-
SECOND FLOOR BACK	Sisk & Son	17.84	192	-	-	-	-
SECOND FLOOR FRONT	Teresa Ball	23.88	257	One year from 24 th June 2024	-	23/6/2025	€ 7,800 **
THIRD FLOOR FRONT	Barry O'Donnell	23.88	257	One year from 24 th June 2024	-	23/6/2025	€ 7,800 **
THIRD FLOOR BACK	Vacant	15.79	170	-	-	-	€ 5,100
TOTAL		281.43	3,029				€ 121,500

** THESE RENTS INCLUDE RATES, INSURANCES AND SERVICE CHARGES.
INTENDING PURCHASERS SHOULD SATISFY THEMSELVES AS TO THE ACCURACY OF THE FLOOR AREAS.

BER

Exempt

TITLE

We are advised the property is Freehold subject to the tenancies outlined above.

DATAROOM

20upperbaggotstreet.com

VAT

We understand that there will be No VAT on the purchase price

GUIDE PRICE

We are seeking offers in excess of €1.5 million which would equate to a net initial yield of 7.05% after deducting the usual purchasers' costs.



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