

For Sale

61 Lower Kilmacud Road, Stillorgan, Co. Dublin



Property Highlights

- Excellent investment opportunity situated in a prominent position on the Lower Kilmacud Road, Stillorgan, Co. Dublin, beside the shopping centre.
- The property comprises a two storey mid terraced building which provides office accommodation.
- The ground floor extends to 44.91 sq m (483 sq ft).
- The first floor extends to 39.40 sq m (424 sq ft).
- There is also additional attic space along with a garden to the rear.
- Ideal investment for self-administered pensions or Approved Retirement Funds (ARFs) with a yield in excess of 6% p.a. and good potential uplift.

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Location

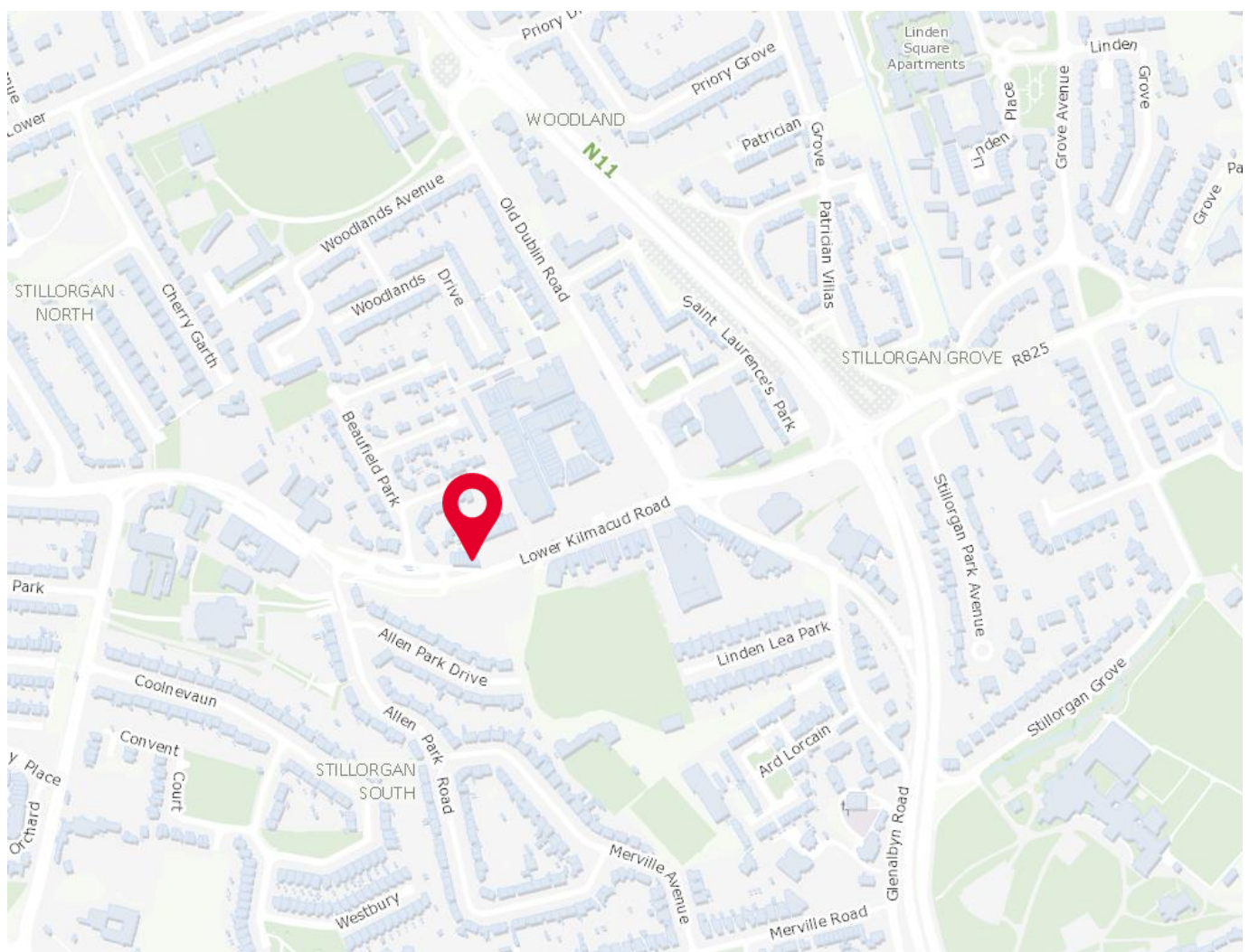
The property is located on the Lower Kilmacud Road, Stillorgan. Stillorgan is a busy Dublin suburb and well established residential and commercial area. Stillorgan neighbors other southside districts such as Kilmacud, Mount Merrion, Sandyford, Leopardstown, Dundrum, Blackrock, Goatstown and Foxrock.

The property is located adjacent to Stillorgan Shopping Centre and Stillorgan Décor Centre which boasts tenants such as Tesco, McDonalds and Donnybrook Fair. Other nearby occupiers include Stillorgan Credit Union, KBC Bank and EBS.

Description

The property comprises a two storey mid terraced building which provides office accommodation. The building is in very good condition throughout. The ground floor extends to 44.91 sq m (483 sq ft). The first floor extends to 39.40 sq m (424 sq ft) with additional storage attic space. There is also a garden to the rear.





Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor Office use	44.91 sq m	483 sq ft
First Floor Office use	39.40 sq m	424 sq ft
Total	84.32 sq m	908 sq ft
Attic	11.46 sq m	123 sq ft

Tenancy

The entire is occupied by Providence Finance Services Limited t/a Money Doctor under a 20 year lease from 01/05/2014 paying a rent of €19,200 per annum. The tenant has a b/o at the end of year 5 subject to one months written notice.

BER details

BER C2
BER No. 800207482
Energy Performance Indicator 381.06 kWh/m2/yr

Tenure

TBC.

Rates

We understand that the 2018 Rates payable to Dun Laoghaire Rathdown County Council are approximately €3,900 per annum.

Guide Price

Seeking offers in excess of €240,000 which equates to a NIY 7.38% of after standard purchasers costs.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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