

For Sale By Private Treaty

89

Ranelagh Road

Dublin 6



Pre 63' Residential Investment

BER EXEMPT

Tenants Unaffected



INVESTMENT HIGHLIGHTS



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



Extending to approx. 3,132 sq ft.



Prime location on Ranelagh Road, situated between One Grand Parade and Dartmouth Road.



11 self-contained units, arranged as 5 studios and 6 one-bedroom apartments.



Forecourt with on-site parking.



Fully let with gross income of €158,376 per annum.



Running costs are in the order of €15,795.



LOCATION

89 Ranelagh Road is positioned in one of Dublin 6's most sought-after residential addresses, located between Grand Parade and Dartmouth Road. Ranelagh's cafés, restaurants and services are on the property's doorstep, including Cinnamon, The Butcher Grill, Nightmarket and Urban Health, while Portobello, Rathmines and Camden Street are all within walking distance.

The location is exceptionally well connected. The LUAS Green Line is on hand at Ranelagh and Charlemont, while Dublin Bus operates frequent services along Ranelagh Road and adjoining routes. DART connections are close by at Pearse Street and Lansdowne Road, with Dublin Bikes stations at Charlemont Place.

Notably, the planned MetroLink is set to connect with the Green LUAS Line, with a proposed stop on Dartmouth Road to the rear of the property.

TRANSPORT



LUAS | (Green Line): Short walk to Ranelagh and Charlemont stops.



DART | Easily reached at Pearse Street and Lansdowne Road.



DUBLIN BUS | Multiple routes serve Ranelagh Road.



DUBLIN BIKES | Stations at Portobello Harbour, Grantham Street, Hatch Street Upper and Charlemont Place.

DESCRIPTION

89 Ranelagh Road comprises a mid-terrace pre-'63 period building, three storeys over basement, extending to approximately 3,132 sq ft (GIA).

The property is arranged as 11 self-contained apartments, comprising five studios and six one-bedroom units.

This is an attractive building with a front elevation that features granite entrance steps leading to the main door. The front forecourt provides on-site surface car parking, while additional bicycle storage is available at basement level.

Internally, the property retains several period features, including generous ceiling heights, decorative corning at entrance-hall level and a timber staircase.

The apartments are well configured, incorporating defined living, bedroom and kitchen areas, along with WC and shower facilities.

To the rear, there is an enclosed garden providing separate laundry facilities and usable private outdoor space.

TENANCY DETAILS

Type	Description	Size Sq Ft	Commencement Date	Annual Rent (€)
Apartment 1	Studio	344	15/11/2022	€ 16,440
Apartment 2	1 bed	344	15/09/2024	€ 19,080
Apartment 3	1 bed	344	05/11/2022	€ 17,640
Apartment 4	Studio	269	15/02/2025	€ 13,080
Apartment 5	1 bed	248	04/04/2022	€ 14,232
Apartment 6	Studio	205	07/07/2012	€ 8,741
Apartment 7	Studio	205	18/11/2017	€ 14,895
Apartment 8	1 bed	269	10/11/2014	€ 12,752
Apartment 9	1 bed	344	04/02/2022	€ 13,092
Apartment 10	Studio	258	11/02/2019	€ 13,449
Apartment 11	1 bed	301	13/10/2018	€ 14,975
Total		3,132		€ 158,376

Measurements are based on information provided and are approximate. Interested parties should verify all measurements independently.



ZONING

The subject property is located in an area zoned Z2 in the Dublin City Development Plan 2022–2028. This zoning objective is defined as follows: "To protect and/or improve the amenities of residential conservation areas."

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.

CONTACT

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