

For Sale by Private Treaty

10 Harcourt Street

Dublin 2

(Tenants Not Affected)

BER Exempt



10 Harcourt Street - Dublin 2

Location

No. 10 is located in a prime position on Harcourt Street between Montague Lane close to its junction with St Stephens Green and is a short walk from Grafton Street. Harcourt Street and its environs are located within the heart of the central business district of Dublin 2 and the area hosts a number of high profile commercial occupiers including KPMG, Byrne Wallace, OPW, CPA Ireland and Ernst & Young. The location is well established in terms of local amenities and facilities with a wide selection of restaurants, cafes, public houses, gym/leisure operators and retailers located on Camden Street, Harcourt Road and St Stephens Green. The area is also popular for its boutique B&Bs and hotels including O'Callaghans Hotel on the Green, The Conrad, Shelbounre, Fitzwilliam and Merrion Hotels.



Description

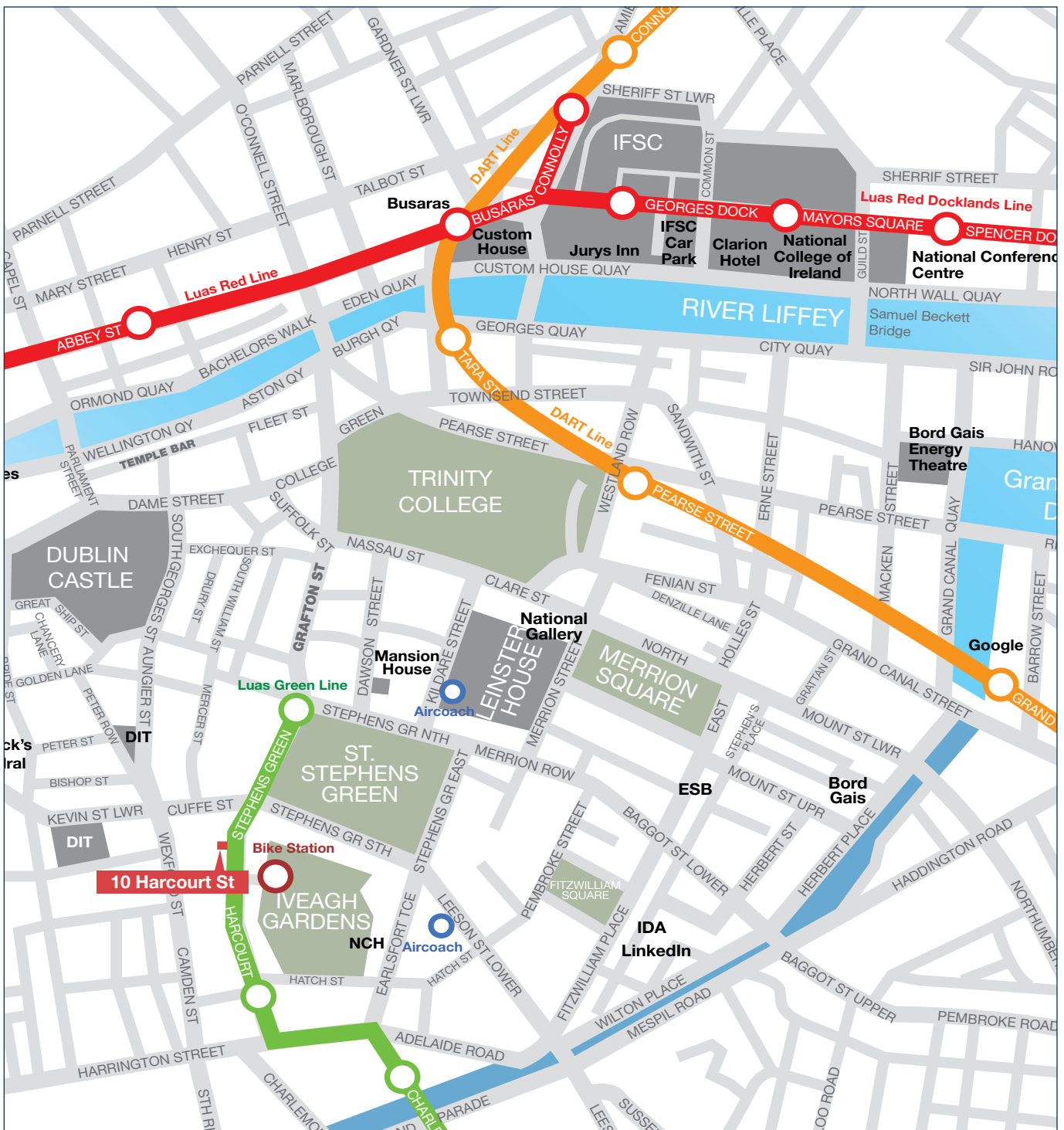
No. 10 comprises a mid-terrace, four storey over basement Georgian building comprising a net internal area of approximately 385 sq.m (4,144 sq.ft). The property is occupied in part with tenants in the basement, top floor apartment and the ground floor retail unit which is self-contained and currently trading as O'Brien's Sandwich Bar. The first and second floors provide well-proportioned office accommodation. Toilets are located at the split level return and the ground floor entrance hall and stairs serves all floors.



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Transport

No. 10 Harcourt Street is easily accessed by all the major public transport infrastructure in the city including the DART inter-rail service at both Tara and Westmorland Street stations, numerous Dublin Bus routes on St Stephens Green, the Dublin Bike Scheme, with a station on Clonmel Place, and most importantly the LUAS Green line service which runs along Harcourt Street and terminates on St Stephens Green from the south suburbs. In addition, construction has commenced on the LUAS cross-city link which will run from St Stephens Green through the city to the north suburbs, which is due for completion in 2017.



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Accommodation

We understand that the net internal floor area of the unit measures 385 sq.m (4,144 sq.ft) and is broken down as follows.

Floor	Sq.m	Sq.ft
Basement	85.47	920
Ground	63.82	687
First	81.00	870
Second	71.06	765
Third	83.65	900
Total	385.00	4,144

(The above areas are approximate and interested parties should measure and satisfy themselves in relation to all building measurements.)

Tenancy

Floor	Occupier	Rent	Expiry
Basement Club	Downstairs at No.10	€9,996 pa	31/12/2014
Ground Floor Retail	Bagel Master Limited t/a O'Brien's Sandwich Bar	€52,000 pa	12/12/2031
First Floor Office	Vacant	0	
Second Floor Office	Vacant	0	
Third Floor Residential	Tenanted	€16,800 pa	8/1/15
Total		€78,796 pa	

BER Details

We understand the property is BER exempt as it is a protected structure

Planning

Zone Z8 "To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective"

Title

Freehold Title

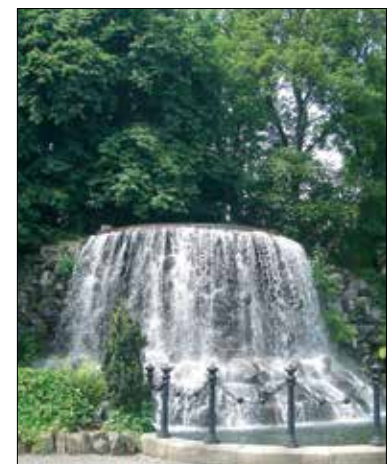
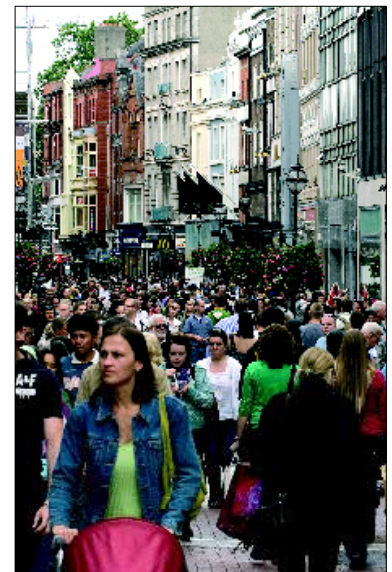
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Capital Gains Tax

If the property is acquired prior to 31st December 2014 and is held for 7 years or more the gain attributable to the 7 year period will be exempt from Capital Gains Tax (CGT). We recommend that interested parties satisfy themselves in relation to CGT and taxation matters relating to the property generally and seek advice from their accountant or tax advisor.

VAT

We understand the sale is subject to VAT.



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Investment Summary

- Georgian Building in prime location
- Secure income for 17 years to Bagel Master Limited t/a O'Brien's Sandwich Bar
- Upward Only rent review on retail lease
- Opportunity to increase income through letting of vacant floors
- Very favourable CGT provisions apply to the purchase completed prior to 31st December 2014

Solicitors

John Nelson,
Nelson & Co., Templeogue Village, Dublin 6W
Telephone: 4900159. Fax: 4904899. Email: info@nelson.ie

Price

We are guiding €1m which reflects a net initial yield of 7.5% after allowance for normal acquisition costs of 4.46%. There is potential to increase the income through letting of the vacant office floors

No Contract

Note our client is not obliged to accept the highest offer received and as usual no contract shall exist or be deemed to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.

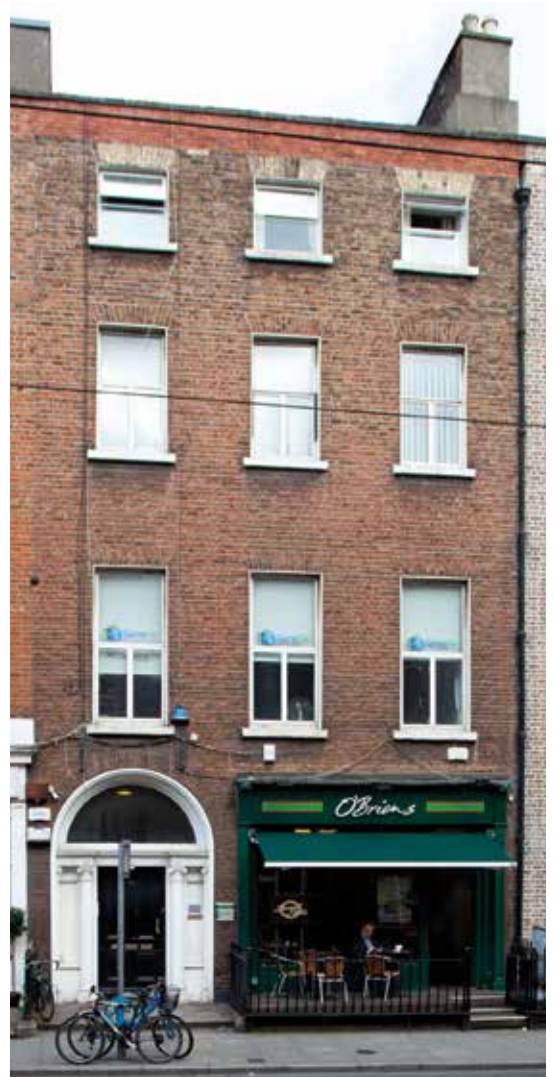
Viewing

Strictly by appointment with the sole agent HWBC Chartered Surveyors.

Contact

For further information.

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