

For Sale by Private Treaty

91 Harcourt Street, Dublin 2

Ground Floor and Basement

(Tenant Not Affected)



HIGHLIGHTS

- High profile location in the heart of Dublin 2
- 3 minute walk to St Stephens green LUAS station
- Offices totalling 94 sq m (1,013 sq ft) NIA with the benefit of one car parking space
- Highly reversionary opportunity
- Passing rent of €20,500 per annum
- Guiding €565,000

BER Exempt

FOR SALE BY PRIVATE TREATY

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DESCRIPTION

No. 91 comprises a mid-terrace, four-storey over basement Georgian building with offices on both ground and basement levels and residential on the upper floors (residential is excluded from the sale). The ground and basement levels are accessed via a shared entrance hallway and extend to a total net internal area of approximately 94 sq m (1,013 sq ft). The offices are bright and tastefully fitted to include a reception area, private and open plan office accommodation, kitchenette facilities and WC facilities. The offices also have the benefit of 1 no. car parking space located off Clonmel Street.



LOCATION

No. 91 is located in a prime position on Harcourt Street, close to its junction with St. Stephens Green and 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 on the Green, The Conrad, The Shelbourne, The Fitzwilliam and The Merrion Hotel.

TRANSPORT

The subject property is easily accessed by all major public transport infrastructure in the City including the DART inter-rail service at both Tara and Westmorland Street station, numerous Dublin Bus routes on St. Stephens Green, the Dublin Bike scheme with a station a Clonmel Place and the LUAS Green line service which runs along Harcourt Street and terminates on St. Stephens Green from the south suburbs. In addition, further improvements with the completion of LUAS Cross-City works are imminent, connecting the Green line LUAS service to the north suburbs.



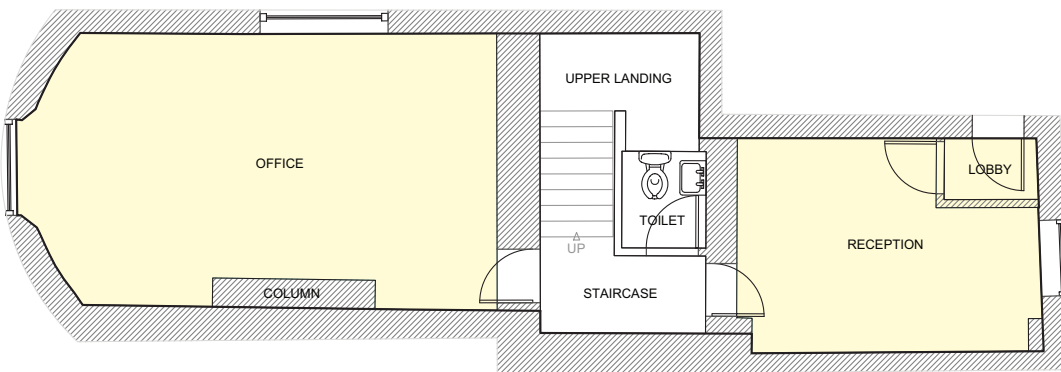
TENANCY

The subject property is let to Johann Fullerton Limited on a 4 year 9 month lease at a rent of €17,000 per annum. The lease with a commencement date of 19th February 2014 is due to expire 18th November 2018. There is a

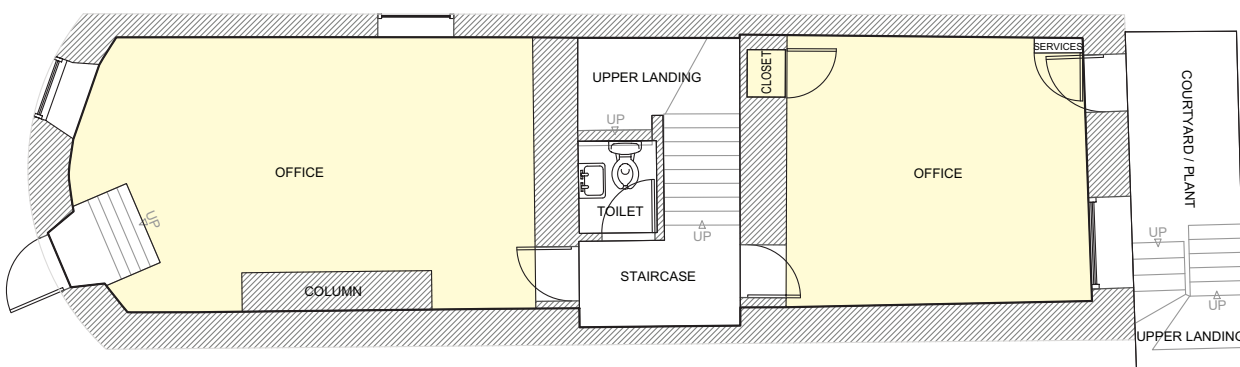
separate licence for one car space off Clonmel Street. The car space is let to Seven Psychology at Work under a two year licence agreement from 11 March 2016 at a rent of €3,500 per annum.

FLOORPLANS

GROUND FLOOR

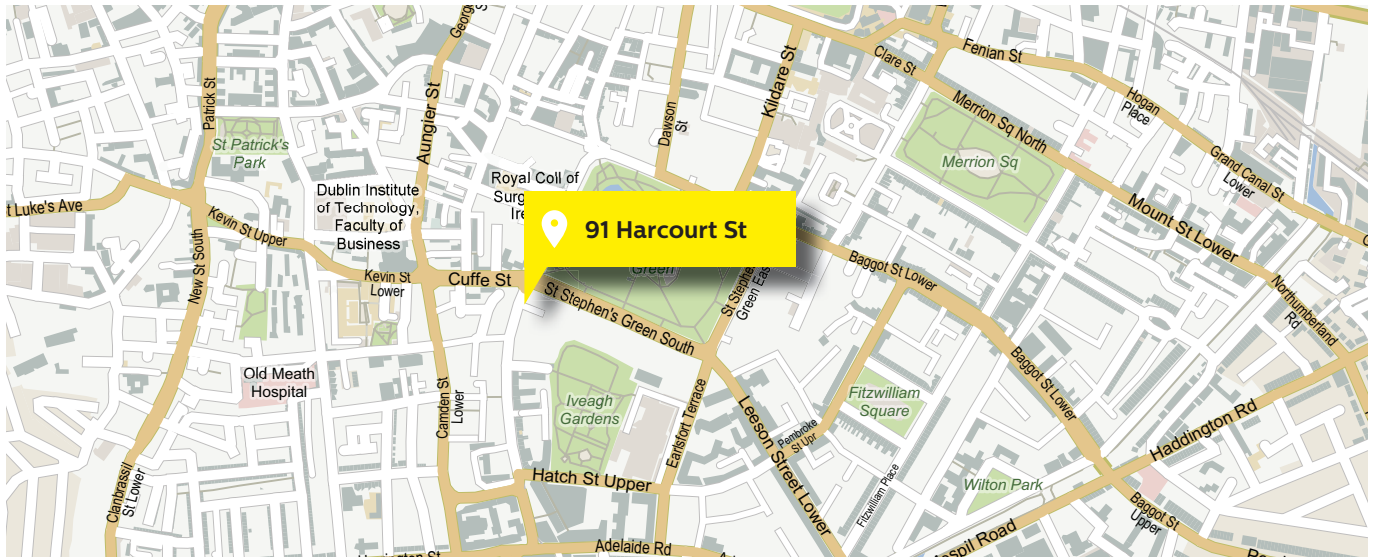


BASEMENT



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PLANNING

No. 91 Harcourt Street is zoned Z8 "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective". The subject property is a protected structure.

PRICE

Guiding €565,000 reflecting a net initial yield of 3.35% after allowance for standard acquisition costs of 8.46%.

TITLE

We understand the property is held long leasehold.

SOLICITOR

Beauchamps
Riverside Two
Sir John Rogerson's Quay
Dublin 2

VIEWING

Strictly by appointment with the sole agents HWBC

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 of contract.

FOR FURTHER INFORMATION



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