

BER EXEMPT

FOR SALE

TENANTS NOT AFFECTED

28 & 29
MERRION SQUARE

29
HOLLES PLACE

DUBLIN 2



PRESTIGIOUS
GEORGIAN OFFICES,
APARTMENT & MEWS IN ONE OF
DUBLIN'S MOST SOUGHT
AFTER LOCATIONS





28
MERRION SQUARE
—
DUBLIN 2



29
MERRION SQUARE
—
DUBLIN 2



MEWS & YARD AT
HOLLES PLACE
—
DUBLIN 2



28 & 29 Merrion Square are prestigious four storey over basement, mid terrace period buildings extending to 1,012 sqm (10,890 sq ft) net



The vacant Mews at the rear of 29 Merrion Square extends to 147 sqm (1,580 sq ft)



One of Dublin's most sought after locations overlooking Merrion Square



Tenants not affected



14 car parking spaces (12 in rear car park / 2 in Holles Place)



Passing rent of €302,000 per annum



Guide price of €4,500,000 representing a net initial yield of 6.10% after allowing for standard acquisition costs



LOCATION

MERRION SQUARE

The properties are situated on the northern side of Merrion Square, between its intersection with Holles Street and Merrion Street.



Merrion Square is one of the most prestigious addresses within Dublin 2 and connects Lower Mount Street with Clare Street in a prime commercial area. This famed location is within easy walking distance of a range of transport links including the Luas (green line) stops at Dawson Street and St Stephen's Green and Pearse

DART station. Numerous bus routes are available close to the property providing convenient access to all locations. The Aircoach, which provides access to Dublin airport, has a stop at Merrion Square.

There are various amenities within walking distance, including St. Stephens Green

and Grafton Street. The surrounding area benefits from a wide range of facilities such as café's, restaurants, pubs and hotels. Nearby occupiers include, Dáil Éireann, The Society of Chartered Surveyors, 5 star Merrion Hotel, National History Museum, Bord Bia and the American College Dublin.



 Dublin Bus  Luas Line  Intercity Train  Dublin Bikes

For illustrative purposes only.

THE PROPERTY

28 MERRION SQUARE

DUBLIN 2

No 28 Merrion Square comprises a 4 storey over basement, mid-terrace Georgian providing approximately 569 sq m (6,120 sq ft) net internal area with access to the rear car park also. The building is predominantly multi occupied (office use) with the added benefit of a large 2no. bedroom apartment on the Third Floor.

The residential apartment is in superb condition and occupied on a 12 month lease with a passing rent of €25,056 pa. The Irish Exporters Association currently occupy the Basement, Ground and First Floors under two separate leases at a total passing rent of €84,752 pa (both leases due to expire 29th November 2024).

The Second Floor office suite is occupied by Psychotherapy Ireland until June 2026 on a passing rent of €35,000 pa.



TENANCY SCHEDULE

FLOOR	AREA sq ft (NIA)	TENANT	TERM COMMENCEMENT	TERM EXPIRY	CURRENT ANNUAL RENT
Basement & First floor	2,468	Irish Exporters Association	10.07.2018	29.11.2024	€38,252
Ground floor	1,267	Irish Exporters Association	30.11.1999	29.11.2024	€46,500
Second floor	1,148	Psychotherapy Dublin	01.07.2021	30.06.2026	€35,000
Third floor	1,237	Private residential tenant			€25,056

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



THE PROPERTY

29 MERRION SQUARE

DUBLIN 2

No 29 Merrion Square is comprising a four-storey over basement, mid-terrace Georgian property of approximately 443 sq m (4,768 sq ft) net internal area. The building shares a car park to the rear with No 28 which provides secure parking with up to 12no. spaces.

The property underwent a high-quality restoration in 2018 and presents in excellent condition whilst maintaining many of its original Georgian features including beautifully detailed cornicing and plasterwork, original fireplaces, sash windows and joinery. No.29 has a rich history and was the location of the original headquarters of the Irish office of the EEC in 1973.

A bright and inviting entrance hall leads to 2 large rooms of grand proportions on both the ground and first floors with various open plan and smaller-sized rooms across the basement and upper floors. The building was also fitted out to provide tea station and shower facilities. Downey Bros. occupy the entire building under a lease that's due to expire in September 2031 with a passing rent of €157,085 pa to include 4 car spaces.



TENANCY SCHEDULE

FLOOR	AREA sq ft (NIA)	TENANT	TERM COMMENCEMENT	TERM EXPIRY	CURRENT ANNUAL RENT
Entire	4,768	Downey Bros.	17.09.2021	16.09.2031	€157,085

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



THE PROPERTY

MEWS & YARD AT 29 HOLLES PLACE (REAR OF 29 MERRION SQUARE)

DUBLIN 2

Holles Place Mews to the rear is accessed off Holles Place and comprises a self-contained, two storey mews of approximately 147 sq m (1,582 sq ft) net internal area with 1-2 parking space located in the front yard.

This property has lots of charm and provides predominantly open plan office/studio space with a meeting room, WCs and kitchenette with unique vaulted stores to the rear. There is also a well presented terraced patio to the rear. The mews is currently in legals at an agreed rent of €35,000 pa.



TENANCY SCHEDULE

FLOOR	AREA sq ft (NIA)	TENANT	TERM COMMENCEMENT	TERM EXPIRY	ANNUAL RENT
Entire	1,577	In legals			€35,000

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



TITLE

We understand the property is held under freehold title.

BER

28 & 29 Merrion Square and Holles Place are protected structures and therefore exempt from the requirement of a BER Rating.

VIEWINGS

All viewings are strictly by appointment through the joint selling agents.

DATAROOM

www.merrionsquareportfolio.com

SOLICITOR

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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract for sale, the latter shall prevail.