



**9 HERBERT STREET, DUBLIN 2, D02 V208**

**FOR SALE | PRIVATE TREATY | TENANTS NOT AFFECTED**



NB. For identification purposes only



## EXECUTIVE SUMMARY

Mixed-Use Georgian Investment

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CBD location

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Extending to approx. 325 sq.m. (3,499 sq.ft.)

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Passing rent of €96,460 per annum

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Guide Price €1,250,000

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GIY 7.72%

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Attractive capital value of €357 per sq.ft.

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Tenants not affected

THE PROPERTY IS LOCATED WITHIN  
DUBLIN'S TRADITIONAL CENTRAL  
BUSINESS DISTRICT (CBD),  
BENEFITING FROM A PRESTIGIOUS  
ADDRESS IN DUBLIN 2



## LOCATION

The subject property, 9 Herbert Street, is located on the Northern end of the street 1km west of St. Stephens Green.

Number 9 is well positioned in the centre of Dublin's traditional CBD and Georgian quarter. The immediate area is considered to be one of Dublins premier business locations home to multinational occupiers such as LinkedIn HQ, Amazon, Blackstone, BDO and Bank of Ireland.

The subject property is located in close proximity to affluent residential locations including Ballsbridge, Donnybrook & Ranelagh. Herbert Street is serviced by a wide array of amenities all within walking distance.

## AMENITIES INCLUDE:



GRAND CANAL DOCK DART STATION 950 METERS



DUBLIN BUS 200 METERS



DUBLIN BIKES 300 METERS



ST. STEPHENS GREEN 900 METERS

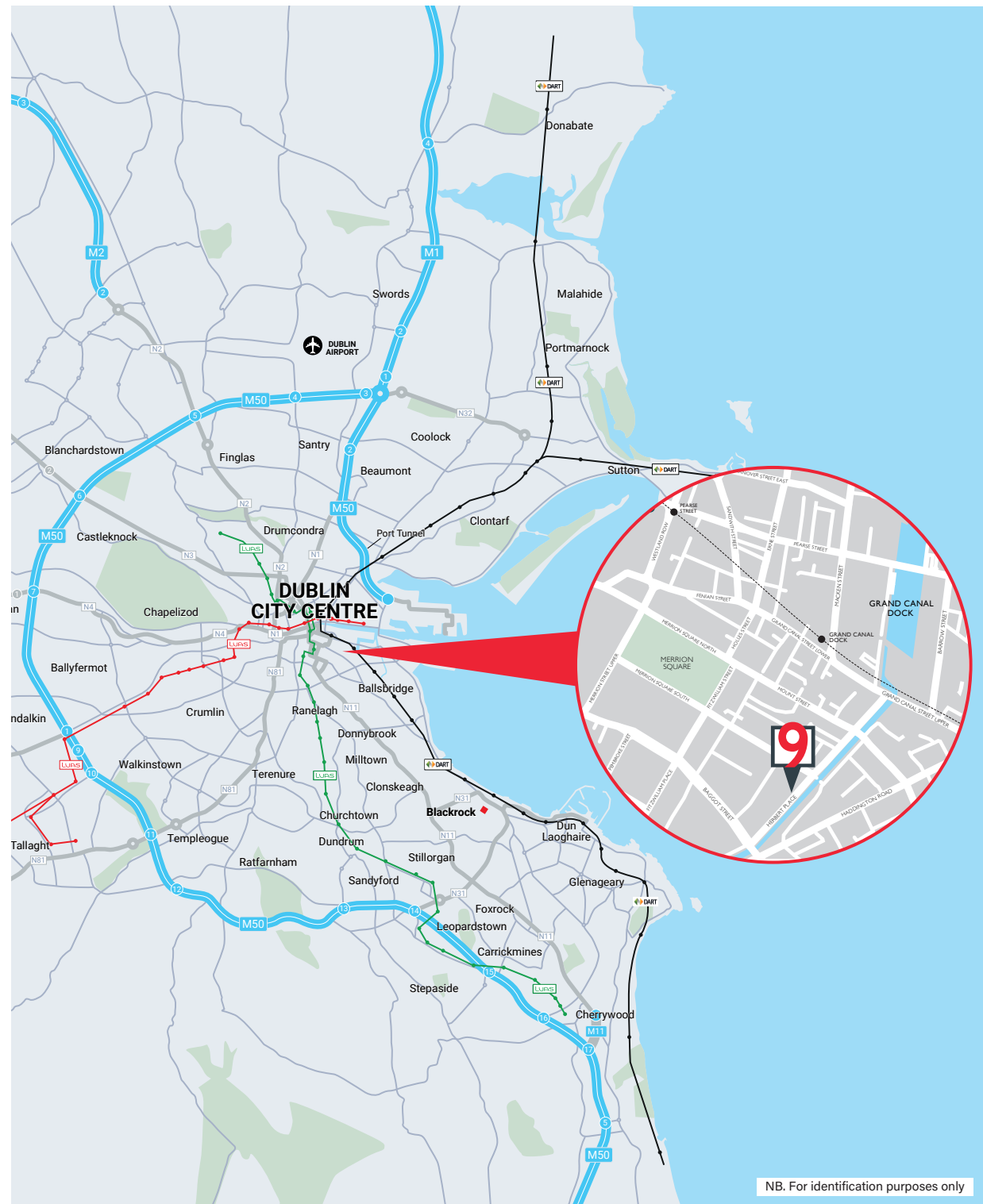


BAGGOT STREET 450 METERS

## TOWN PLANNING

The subject properties are 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 located in an local area plan (LAP) and Special Development Zone (SDZ) and suitable for a variety of uses including potential conversion to a private residence (S.P.P.)



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# DESCRIPTION

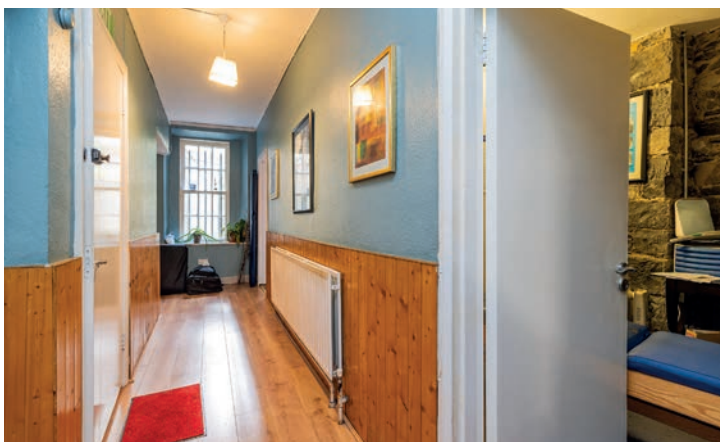
The subject property comprises a mixed-use mid terraced four storey over basement Georgian property extending to approx. 325 sq.m. (3,499 sq.ft.). Externally the property benefits from a red brick facade, two bays of Georgian windows, both front and rear access from basement and ground floor and enclosed rear garden.

Internally the building is configured to provide basement and four upper floors. The ground floor is currently undergoing refurbishment as the first floor was refurbished and modernised approx. 2 years ago. Commercial tenants occupy the basement, ground and a first floor return is occupied under terms unknown. There are two 2-bedroom apartments on the second and third floor.

# TENANCY SCHEDULE

UNIT	COMM / RESI	ANNUAL RENT	LEASE COMMENCEMENT	LEASE END	AREA SQ.M.	AREA SQ.FT.
Basement	Get Back Health	€26,400	3rd Jan 2023	3rd Jan 2026	53	566
Ground	Aston Clinic Limited	€17,724	1st April 2023	31st March 2026	47	504
Return	TBC	TBC	TBC	TBC	14	146
1st Floor	Commercial Tenant	€18,960	1st Nov 2021	30th Nov 2026	59	630
2nd Floor	Residential	€16,152	5th Nov 2014	-	77	826
3rd Floor	Residential	€17,220	1st June 2021	-	77	827
<b>TOTAL</b>		<b>€96,456 P.A</b>			<b>325</b>	<b>3,499</b>

*N.B These are approximate floor areas all parties must satisfy themselves as to the accuracy of all floor areas.*







## TITLE

Please refer to agent.

## GUIDE PRICE

€1,250,000.

## VAT

Transfer of Business.

## BER



## SOLICITOR

Evan Shaughnessy  
Addleshaw Goddard  
Temple Chambers  
3 Burlington Road, Dublin 4  
**E:** E.Shaughnessy@aglaw.com

## VIEWING

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

## AGENTS DETAILS

### JONATHAN DONNELLY

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