



FOR SALE VIA ONLINE AUCTION



FINGLAS BUSINESS CENTRE,
JAMESTOWN ROAD, DUBLIN 11, D11 P281

INDUSTRIAL INVESTMENT

Tenant Not Affected



INVESTMENT SUMMARY

Mid-terrace warehouse investment

Floor area approximately 464 sq.m. (4,997 sq.ft.)
GEA

New 15 year lease to Latsia Limited T/A Elegant John Bathrooms from 1st of July 2022

Designated surface car parking spaces

Passing rent of €42,500 per annum

Guide Price €500,000

NIY approximately 7.7% (After standard purchasers' costs of 9.96%)

Attractive Capital Value of approximately
€100 per sq.ft.

Tenant not affected



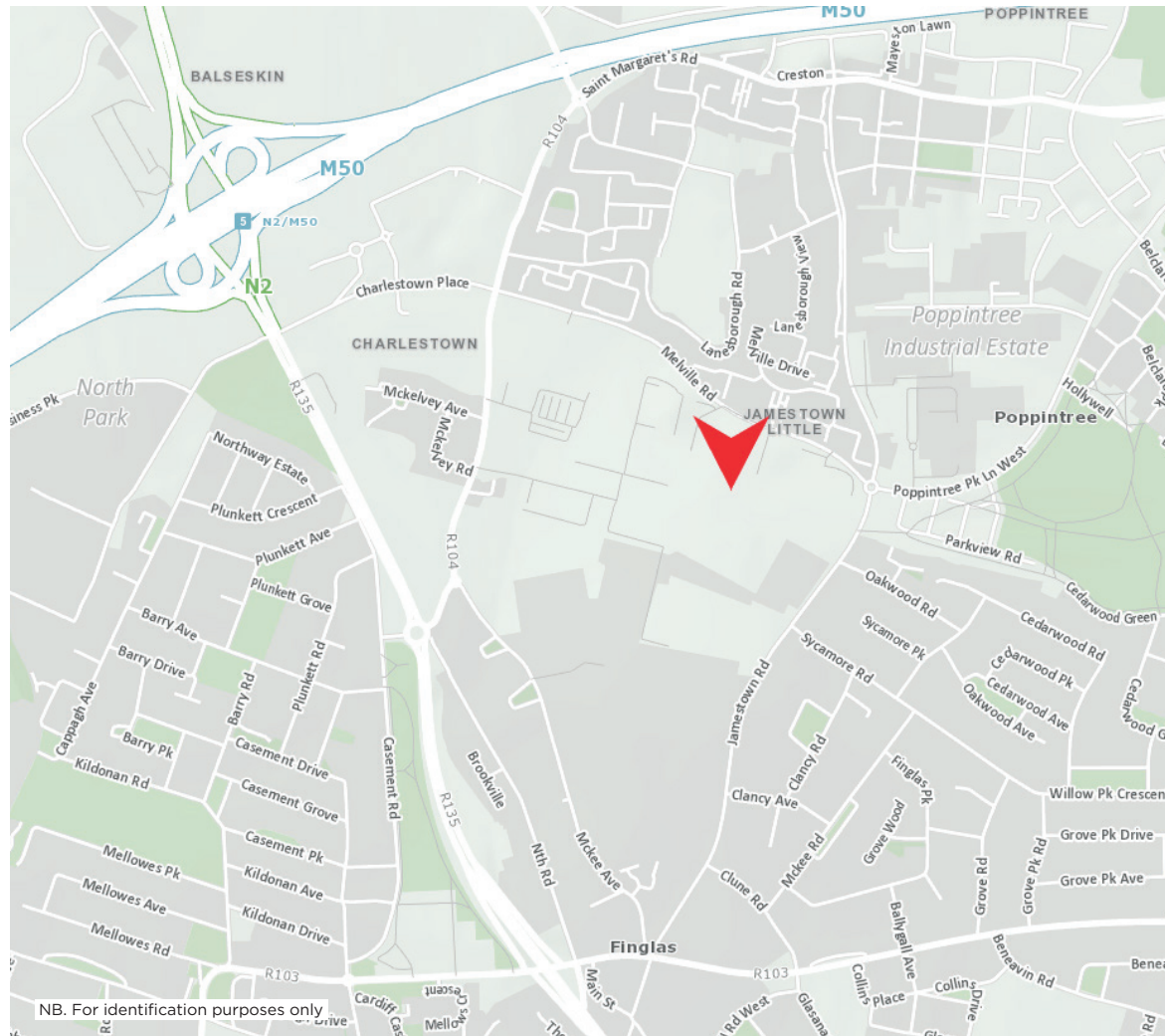
BATHROOM SHOWROOM



LOCATION

The property is located within Finglas Business Centre on Jamestown Road, approximately 1.5kms north of Finglas village and approximately 8kms north of Dublin City Centre.

Finglas Business Centre is strategically located approximately 2kms southeast of the M50 motorway junction (J5) which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes from the city.



DESCRIPTION

The property is a mid-terraced warehouse facility within Finglas Business Centre and is of concrete frame construction with full height concrete block walls. Access is provided via 1 no. ground level roller shutter door.

There is an insulated metal deck roof with translucent panels, a sealed concrete floor and high bay sodium lighting is provided.

There are partitioned offices incorporating suspended ceilings with recessed fluorescent lighting, double glazed PVC framed windows, electric storage heating and toilets.

There is additional temporary office accommodation constructed in the warehouse, supported by a removable steel framed mezzanine.



ACCOMMODATION

9 Finglas Business Centre measures approx. 464 sq.m. (4,997 sq.ft.) (GEA), incorporating two-storey offices of approximately 116 sq.m. (1,249 sq.ft.).

The clear internal height in the warehouse is approximately 7m. The Roller shutter is approximately 3.14m (w) x 3.83m (h).

TENANCY INFORMATION

The entire property is let to Latsia Limited T/A Elegant John Bathrooms under a 15-year FRI lease from the 1st of July 2022.

The initial rent is €42,500 per annum (approximately €8.50 per sq. ft) and is to be reviewed to market rent at the expiry of year 5.

There is a tenant only break-option in years 5 & 10 subject to nine months' notice in advance.

***NB:** Prospective purchasers should satisfy themselves as to the accuracy of the above information.



WAREHOUSE AREA



TITLE

Refer to legal pack.

GUIDE PRICE

€500,000 (NIY approximately 7.7%).

VAT

Transfer of Business.

BER



Energy Performance Indicator 369.56 kWh/m²/yr 1.25

BER Number 800784548

SOLICITOR

Naomi Mulally

O'Brien Lynam Solicitors

15 Fitzwilliam Street Upper,

Dublin 2

M: +353 (0) 1 678 7446

E: nmullally@obl.ie

VIEWINGS

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

For further information please contact:

QRE Real Estate Advisers

Harry Byrne

Surveyor

E: harry.byrne@qre.ie

M: +353 (0) 86 855 6927

Jonathan Donnelly

Graduate Surveyor

E: jonathan.donnelly@qre.ie

M: +353 (0) 87 701 8812

www.qre.ie



PSRA Registration No. QRE 003587.

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any 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 themselves (at their own expense) as to their correctness.