



9 HERBERT STREET, DUBLIN 2, D02 V208

FOR SALE | PRIVATE TREATY | TENANTS NOT AFFECTED





EXECUTIVE SUMMARY

Georgian Office Opportunity

CBD location

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

Passing rent of €52,332 per annum

Residential conversion opportunity S.P.P

Guide Price €1,250,000

Attractive capital value of €357 per sq.ft.

Tenants not affected

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



NB. For identification purposes only

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



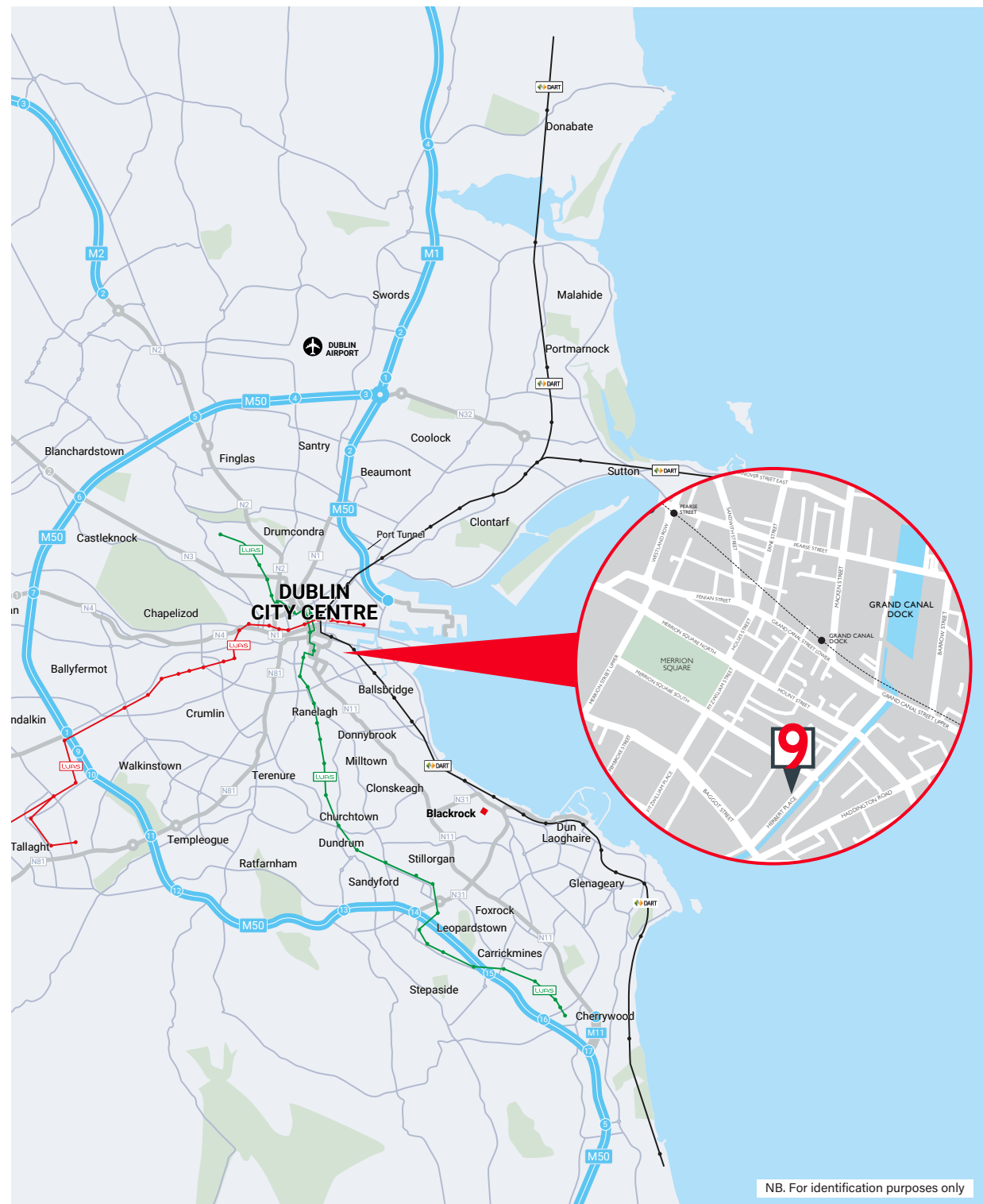
BAGGOT STREET 450 METERS

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.).

The property is a protected structure under the Dublin City protected structures list ref no: 3737.



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DESCRIPTION

The subject property comprises a 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 basement, ground and hall return are currently vacant. The first, second and third floor are currently occupied on both a commercial and residential basis.

THE OPPORTUNITY

To acquire a prime Dublin 2 Georgian building suitable for owner occupiers, investors or those seeking a residential conversion opportunity subject to planning permission.

TENANCY SCHEDULE

UNIT	COMM / RESI	ANNUAL RENT	LEASE COMMENCEMENT	LEASE END	AREA SQ.M.	AREA SQ.FT.
Basement	Vacant	-	-	-	53	566
Ground	Vacant	-	-	-	47	504
Return	Vacant	-	-	-	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
TOTAL		€52,332			325	3,499







TITLE

Please refer to agent.

GUIDE PRICE

€1,250,000.

VAT

Transfer of Business.

BER



SOLICITOR

Jay Dolan

Addleshaw Goddard

Temple Chambers

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VIEWING

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

AGENTS DETAILS

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PSRA Registration No. 003587

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