

# 35 & 35A

Johnstown Road, Cabinteely, Dublin 18



NB. For identification purposes only

# Executive Summary

- Multi Let Investment Opportunity
- Extending to approximately 443 sq.m. (4,772 sq.ft.)
- Excellent main street location
- Fully occupied with a passing rent of €89,320 per annum
- Guide Price €1,250,000
- Net Initial Yield of 6.49% (after standard purchaser costs of 9.96%)
- Attractive capital value of €345 per sq.ft.
- Tenants not affected.

## Location

The property is ideally situated on Johnstown Road in Cabinteely, near the Pottery Road junction, conveniently positioned between the N11 and Rochestown Avenue. The surrounding area is predominantly residential and highly populated, with this retail parade catering to numerous local housing estates in an affluent suburban setting.



### Amenities Include:



Dublin Bus **350m**



N11 **800m**



Luas **3.3km**



## Description

The property is part of the Johnstown Retail Parade and consists of two ground-floor retail units, with two office suites located overhead, each featuring independent access.

The retail space is finished to a high standard, and the tenant has also leased the neighbouring Unit 34, where an ancillary off-licence operation is conducted.

The office suites are also finished to a high standard, offering a combination of open-plan and private spaces. Features include plastered and painted walls and ceilings, fluorescent strip lighting, air conditioning units, perimeter trunking, a communications room, a tea station, and WC facilities.

Neighbouring businesses within the retail parade include Reputations Hair Design, Total Health Pharmacy, BJK Accountants, and Adrian's Dry Cleaners.

## Tenancy Schedule

FLOOR	SIZE SQ.M.	SIZE SQ.FT.
Ground	217	2,339
First	225	2,433
<b>Entire</b>	<b>443</b>	<b>4,772</b>



BUILDING	FLOOR	TENANT	LEASE TERM	LEASE START	RENT REVIEW	RENT PER ANNUM
35	Ground	B C Stores Limited	20 years	01/03/2012	01/03/2027	€35,000.00
35	First	MF Properties / Castlepark	10 years	Upon Close of Sale	5 years	€23,820.00
35A	Ground	B C Stores Limited	18 years	06/02/2014	01/03/2027	€19,000.00
35A	First	Johnstown Therapy Centre	10 years	12/11/2016	N/A	€11,500.00
<b>Total</b>						<b>€89,320.00</b>

# 35 & 35A

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## TITLE

Please refer to agent.

## GUIDE PRICE TITLE

€1,250,000.

## VAT

VAT is applicable.

## BER

**BER D1 F**

## SOLICITOR

Kelly Kennedy & Co.  
22 Mount Street Upper,  
Dublin 2, D02 AY90

**T:** +353 (01) 676 4716

## VIEWING

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

## AGENTS DETAILS

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