



For Sale | Tenants Not Affected

HIGH PROFILE MIXED-USE PROPERTY



25 SOUTH WILLIAM STREET,
DUBLIN 2



EXECUTIVE SUMMARY

4-storey over basement mixed-use property

Floor area approx. 293.3 sq.m.
(3,157 sq.ft.)

Excellent location with a very strong profile

Asset management opportunity with excellent reversionary potential

Guide Price €1,250,000

Capital value €395 per sq.ft.

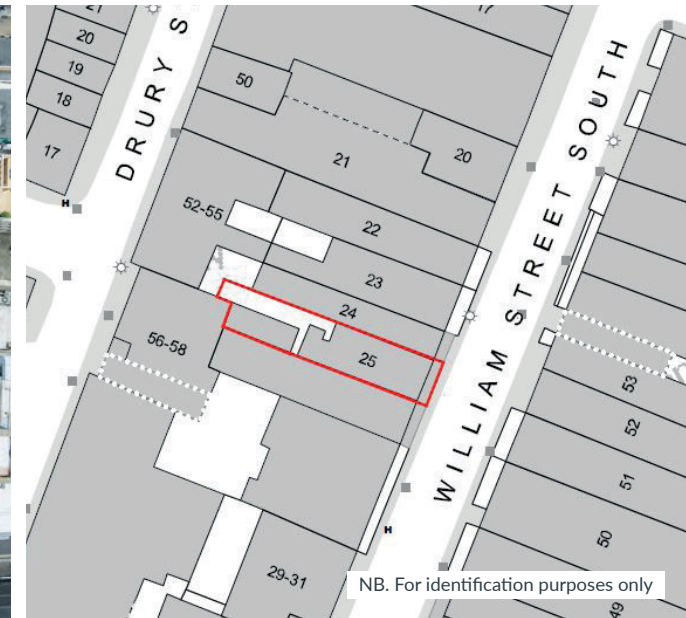


LOCATION

South William Street is in the heart of Dublin's food and drink quarter. South William Street is one of Dublin's most popular and vibrant streets with an excellent offering of food and beverage outlets, including Peters Pub, Farrier and Draper, Platform 61 and Grogan's, clustered together beside heritage buildings such as the Powerscourt Townhouse Centre.

Furthermore, the street houses the city's premier hair and beauty salons including: - Brown Sugar, Therapie Clinic and Salon Zeba. The property is less than 250 metres from Stephen's Green and Grafton Street, Dublin's premier shopping thoroughfare which has an annual footfall of 25 million per annum.

The immediate area is currently seeing significant transformation with the completion of the final phase of Chatham King by Hines on Chatham Street and Clarendon Row, which will link South William Street to Grafton Street.



NB. For identification purposes only

DESCRIPTION

25 South William Street comprises a 4-storey over basement Georgian property. The ground floor and basement comprise a rendered façade, with a large window located at ground floor level.

The total floor area is approximately 293.3 sq.m. (3,157 sq.ft.) over the 5 floors.

The basement in part comprises a former retail unit, with separate access from street level. To the rear of the basement there are two large rooms, used for storage.

The ground floor comprises a vacant, partially fitted retail unit with ancillary storage to the rear. The Ground floor extends approximately 24 meters to the rear and enjoys approximately 4 meters of frontage to South William Street.

The first floor comprises a fully fitted retail unit.

The 2nd floor comprises an occupied 1 bed apartment. The 3rd floor comprises a vacant 1 bed apartment.

The property is a protected structure under the Record of Protected Structures (Reg 8577).

TENANCY & ACCOMMODATION SCHEDULE

FLOOR	USE	RENT	TERM	AREA SQ.M.	AREA SQ.FT.
Basement (Front)	Retail	Vacant	-	9.37	101
Basement (Middle)	Storage	Vacant	-	15.36	165
Basement (Rear)	Storage	€6,000 p.a.	6 months from April 2023	17.32	187
Ground Floor (Front)	Retail	Vacant	-	103.48	1,114
First Floor	Retail	€20,000 p.a.	2 years 9 months from April 2023	48.16	518
Second Floor	Residential (1-bed)	€18,600 p.a.	12 Months from July 2021	49.81	536
Third Floor	Residential (1-bed)	Vacant	-	49.81	536
TOTAL		€44,600 p.a.		293.3	3,157

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



TITLE

Please refer to the legal pack.

GUIDE PRICE

Excess €1,250,000.

VAT

Transfer of Business.

BER

BER EXEMPT

VIEWINGS

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

SOLICITOR

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AGENT DETAILS

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PSRA Registration No. 003587.

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