



For Sale via Online Auction 

SUBURBAN HIGH-STREET INVESTMENT OPPORTUNITY



11 MAIN STREET, RATHFARNHAM,
DUBLIN 14

TENANTS NOT AFFECTED



EXECUTIVE SUMMARY

Two-storey mixed-use investment

Extending to approximately
179 sq.m. (1,927 sq.ft.)

Excellent main street location

Fully occupied with a passing rent
of €44,200 per annum

Guide Price €600,000

Net Initial Yield of 6.7% (after
standard purchaser costs of 9.96%)

Attractive capital value of €311
per sq.ft.

Tenants not affected.

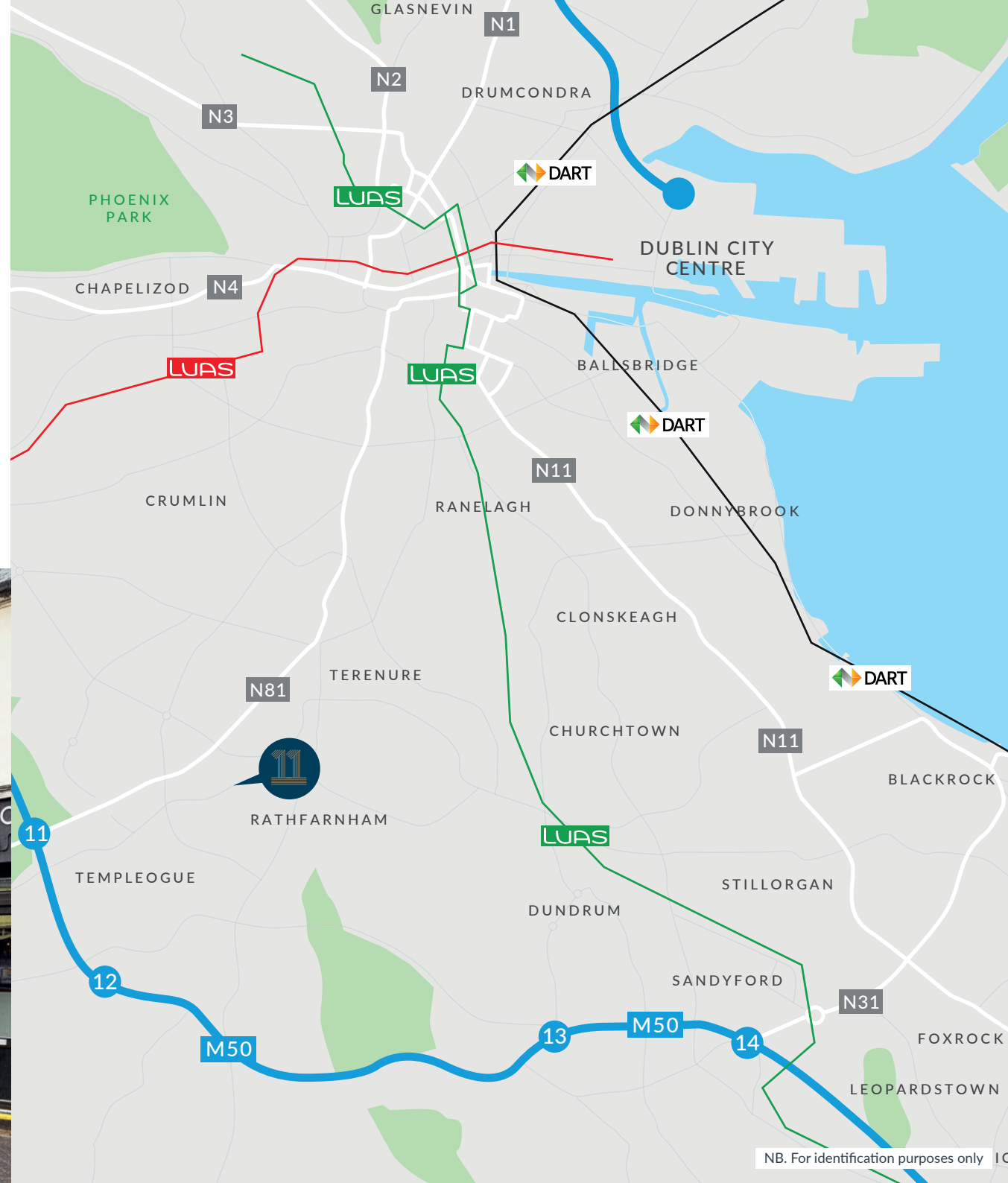


LOCATION

The subject unit is located on the Main Street, in the heart of Rathfarnham Village, Dublin 14. Rathfarnham is a densely populated and affluent suburb of Dublin and together with the adjoining suburbs of Rathgar, Terenure and Templeogue has a combined population in excess of 77,000 people. Rathfarnham is situated approximately 6.8km south of Dublin City and 4km northwest of Dundrum.

The main street comprises of a thoroughfare of shops, restaurants, businesses and private dwellings. The subject property is situated on the western side of the Main Street. Neighbouring occupiers include An Post, Oxfam, Rowan's Deli and Casanovas Wood Fired Pizza.

The area is well served by public transport with numerous Dublin Bus routes in the area. Junction 11 of the M50 is a 10 minute drive from the property.





NB. For identification purposes only



1st Floor Office



1st & 2nd Floor Bridal Boutique



DESCRIPTION

The subject property consists of a two-storey mixed-use building extending to approximately 179 sq.m. (1,927 sq.ft).

Externally the property comprises a mix of timber framed retail glazing at ground floor level, with a red brick façade to at first floor level incorporating double glazed windows. The pharmacy enjoys rear access to Dodder Dale via a short laneway. The upper floors are accessed independently from the ground floor retail.

Internally, the ground floor accommodates a trading pharmacy. On the first floor, there is an office at the rear, while the front area houses a bridal showroom. There is additional showroom accommodation at second/attic level.

TENANCY & ACCOMMODATION SCHEDULE

ACCOMMODATION	SQ. M.	SQ. FT.	TENANT	LEASE	RENT (PER ANNUM)
Ground Floor Retail Unit	88.5	953	Hiltons Pharmacy	25 year IRI lease from the 10th February 2006	€25,000
1st floor – Office	36.5	393	Sean Walsh & Associates	Terms Unknown	€8,400
1st floor – Bridal Shop	34	366	Dublin Bridal	Terms Unknown	€10,800
2nd Floor – Bridal Shop	20	215	Dublin Bridal	Terms Unknown	Included above
TOTAL	179	1,927			€44,200

**Intending purchasers must satisfy themselves as to the accuracy of the information, including measurements.*



Ground Floor Retail



Ground Floor Retail



1st Floor Office



1st Floor Office



1st & 2nd Floor Bridal Boutique



1st & 2nd Floor Bridal Boutique



TITLE

Long Leasehold.

GUIDE PRICE

€600,000.

VAT

Please refer to data site.

BER

BER B3 C2

METHOD OF SALE

For sale via Online Auction.



SOLICITOR

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 Cullen, Tyrrell & O'Beirne

VIEWINGS

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

AGENT DETAILS

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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