



CATHEDRAL COURT

44 - 55 New Street South, Dublin 8

High Yielding Investment | **FOR SALE** by Private Treaty



SUMMARY



High Yielding Investment



20 year lease from October 2024



10 year break option



Secure income



Established Trading Position



Net Initial Yield 7.67%

Guide Price **€450,000**



LOCATION

Cathedral Court is a vibrant mixed use residential and commercial development located on New Street South, Dublin 8. The occupants can enjoy a range of nearby amenities, including shops, bars and restaurants.

There are a wide range of public transport links within the immediate vicinity with the Green Line Luas circa 7 min walk away at St Stephen's Green and a host of Dublin Bus routes from New Street South.

Dublin 8 has witnessed a transformation of the local area in recent years by the development of the Eight Building in Newmarket Square and The Fumbally Office Development at the nearby Fumbally Square and the recent construction of both the Maldrone Hotel and Hyatt Centric provide additional amenities for potential occupiers.

TENANCY

The property is let to Clear Smiles Dental on new 20-year FRI lease by way of service charge in place from 1st October 2024. The passing rent is €38,000, with a tenant break in year 10, with 5 year open market rent reviews.

DESCRIPTION

The unit, which is fitted out to a high specification includes, reception, 3 consultations rooms, x-ray room, laboratory and staff facilities. The unit is approx. 100 sq.m. / 1,100 sq.ft. The unit also benefits from rear door access into the cathedral court development.

SPECIFICATION

Specification within the unit includes:



TILED FLOORS



CCTV



SUSPENDED CEILINGS



RECESSED LIGHT FITTINGS



PLASTERED PAINTED WALLS



BATHROOM





TITLE

Long Leasehold.

VAT

VAT is not applicable on the sale.

BER



SERVICE CHARGE

€2,700 p.a.

RATES

€7,000 p.a.

GUIDE PRICE

€450,000.

SOLICITORS

Daniel McLaughlin

Mc Groddy Brennan Solicitors

33 Upper Merrion Street

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VIEWING

All viewings are strictly by appointment through the sole letting agent.

AGENTS DETAILS

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REAL ESTATE
ADVISERS

PSRA Registration No. 003587

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