



FOR SALE VIA ONLINE AUCTION



FINGLAS BUSINESS CENTRE,
JAMESTOWN ROAD, DUBLIN 11, D11 P281

INDUSTRIAL INVESTMENT

Tenant Not Affected



INVESTMENT SUMMARY

Mid-terrace warehouse investment

Floor area approximately 464 sq.m. (4,997 sq.ft.)
GEA

New 15 year lease to Latsia Limited T/A Elegant John Bathrooms from 1st of July 2022

Designated surface car parking spaces

Passing rent of €42,500 per annum

Guide Price €550,000

NIY approximately 7% (After standard purchasers' costs of 9.96%)

Attractive Capital Value of approximately
€110 per sq.ft.

Tenant not affected



BATHROOM SHOWROOM



The property is located within Finglas Business Centre on Jamestown Road, approximately 1.5kms north of Finglas village and approximately 8kms north of Dublin City Centre.

Finglas Business Centre is strategically located approximately 2kms southeast of the M50 motorway junction (J5) which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes from the city.



The property is a mid-terraced warehouse facility within Finglas Business Centre and is of concrete frame construction with full height concrete block walls. Access is provided via 1 no. ground level roller shutter door.

There is an insulated metal deck roof with translucent panels, a sealed concrete floor and high bay sodium lighting is provided.

There are partitioned offices incorporating suspended ceilings with recessed fluorescent lighting, double glazed PVC framed windows, electric storage heating and toilets.

There is additional temporary office accommodation constructed in the warehouse, supported by a removable steel framed mezzanine.



ACCOMMODATION

9 Finglas Business Centre measures approx. 464 sq.m. (4,997 sq.ft.) (GEA), incorporating two-storey offices of approximately 116 sq.m. (1,249 sq.ft.).

The clear internal height in the warehouse is approximately 7m. The Roller shutter is approximately 3.14m (w) x 3.83m (h).

TENANCY INFORMATION

The entire property is let to Latsia Limited T/A Elegant John Bathrooms under a 15-year FRI lease from the 1st of July 2022.

The initial rent is €42,500 per annum (approximately €8.50 per sq. ft) and is to be reviewed to market rent at the expiry of year 5.

There is a tenant only break-option in years 5 & 10 subject to nine months' notice in advance.

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



WAREHOUSE AREA



TITLE

Long Leasehold.

GUIDE PRICE

€550,000 (NIY approximately 7%).

VAT

Please refer to data site (Offr).

BER



Energy Performance Indicator 369.56 kWh/m2/yr 1.25

BER Number 800784548

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VIEWINGS

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

For further information please contact:

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PSRA Registration No. QRE 003587.

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