



88 CAPEL STREET
DUBLIN 1

FOR SALE

Single let High Yielding investment opportunity
Tenant Not Affected

Online Auction 6th March via Offr



NB. For identification purposes only

Executive Summary

Single let High Yielding investment opportunity

Newly regearred 10 year FRI lease

Strong Passing rent of €67,500 per annum

Extending to approx. 210 sq.m. (2,260 sq.ft.)

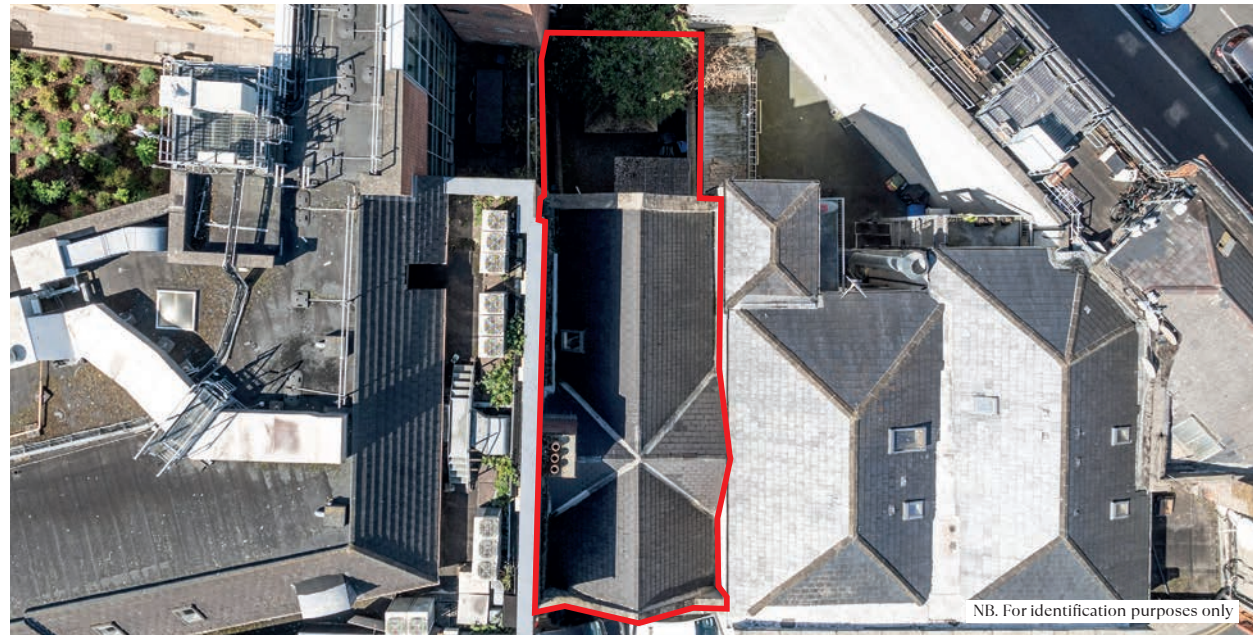
Guide Price €725,000

NIY 8.5%

Prime CBD location

Tenant not affected.

Capel Street is a lively and diverse area, known for its mix of shops, cafes, pubs, and restaurants with Technological University Dublin located 100m from the property.



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Location

The subject property is located at the top of Capel Street near the junction of Capel and Bolton Street. Capel Street is a lively and diverse area, known for its mix of shops, cafes, pubs, and restaurants with Technological University Dublin located 100m from the property.

The subject property is located next to one of the cities main retail hubs with the Jervis Shopping Centre, the Ilac Shopping centre and Henry Street all within close proximity to the property.

Transport amenities are excellent, with numerous Dublin Bus routes serving the area and the nearby Luas Red Line providing convenient tram access.

Amenities include:

-  Dublin Bikes 55 meters
-  Luas Red Line 450 meters
-  Dublin Bus 450 meters
-  Connolly Train Station 1.5km



Description

The subject property comprises a single let mid terraced, three storey over basement investment property extending to 210 sq.m. (2,255 sq.ft.). Externally the property benefits from its positioning on Capel Street to the front and the enclosed garden to the rear.

Internally a single tenant occupies the entire which is laid out as classrooms throughout with kitchen/toilet facilities at basement level with additional w/c on the return.

The property is fitted with carpet floors, plaster and painted walls and ceilings, florescent lighting and sash windows to the front and rear.

Tenancy Schedule

Fully let to ICOT College on a newly regeared 10-year Full Repairing and Insuring lease with tenant break option and/or rent review in year 5 at €67,500 per annum.

Shanti Niketon Limited t/a ICOT College was set up on Thursday the 19th of February 2009 and the company status is Normal.

Vision Net Rating 93/100.



Capel Street is a historic area with a modern touch, providing a true Dublin experience.



88 CAPEL STREET
DUBLIN 1

Title

Please refer to agent.

Guide Price

€725,000.

VAT

VAT Exempt

BER



Solicitor

Dónal Ó Néill

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Viewing

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

Agents Details

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PSRA Registration Nº 003587

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