

55-56

TALBOT STREET, DUBLIN 1

FOR SALE

Value Add Investment Opportunity
Tenants Not Affected

BER C3 D1



SUMMARY

Prime Dublin 1 city centre location

Existing diversified income stream

Planning permission granted for residential intensification from 2 to 5 units

Asset management opportunities

Current Rent: €73,092 with 1 apartment available to let

NIY: 5.3%

Estimated Rental Value: €166,000

Reversionary Yield: 12.07%

Guide €1,250,000 plus VAT

NB. For identification purposes only



LOCATION

55–56 Talbot Street is situated in Dublin 1, within the city's established commercial and residential core. The area continues to experience substantial regeneration and investment, with several landmark developments nearby including:

- **Clerys Quarter**
- **Dublin Central Quarter**
- **Dublin Arch**

The property benefits from exceptional connectivity and is within walking distance of:



Connolly Station – approx. 80 metres



Busáras – approx. 190 metres



Red LUAS Line – approx. 190 metres

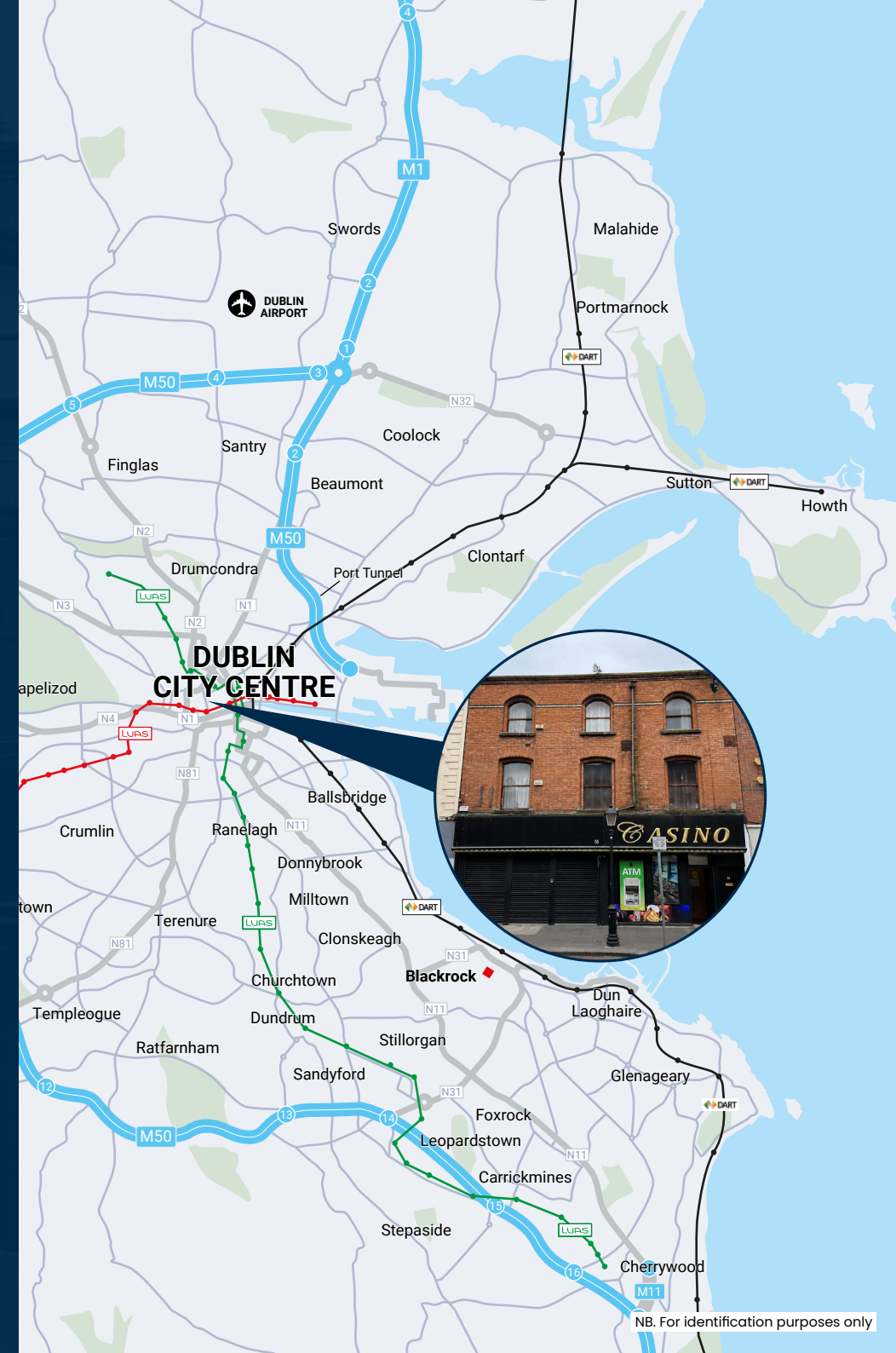


SuperValu Talbot Street – approx. 120 metres

Lidl – approx. 400 metres

PLANNING PERMISSION

The property benefits from the grant of planning permission (Ref. 5335/22) for the reconfiguration of the existing residential accommodation to provide three two-bedroom apartments and two one-bedroom apartments, offering purchasers an exceptional opportunity to substantially increase residential income and enhance the overall investment value.





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DESCRIPTION

55–56 Talbot Street comprises a substantial mixed-use investment property extending to approximately 626 sq.m. (6,738 sq.ft.) including common areas. The property consists of a ground floor and basement commercial unit together with two upper floor residential apartments, all prominently positioned on one of Dublin's busiest city centre thoroughfares.

The commercial element extends to approximately 420 sq.m. (4,521 sq.ft.) over ground floor and basement level and is occupied by 4 Kings Amusements Limited under a long lease from August 2016, producing a current passing rent of €45,000 per annum. The lease benefits from a pending 2021 open market rent review, with the next review due in August 2026, presenting an immediate asset management opportunity.

The residential accommodation comprises two spacious two-bedroom apartments extending to approximately 102 sq.m. (1,098 sq.ft.) and 104 sq.m. (1,119 sq.ft.) respectively. Apartment 1 is currently let, producing an annual rent of €28,092, while Apartment 2 is vacant, offering immediate income enhancement potential with an estimated market rental value of approximately €31,200 per annum.

The property currently generates a total passing rent of approximately €73,092 per annum, with significant scope for rental growth.

TITLE

Leasehold

GUIDE PRICE

€1,250,000.

BER

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VIEWING

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

AGENTS DETAILS

Brian Kelly

Divisional Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

David O'Malley

Director

M: +353 (0) 86 8579 209

E: david.omalley@qre.ie

qre.ie

QRE REAL ESTATE
ADVISERS

PSRA Registration No. 003587

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