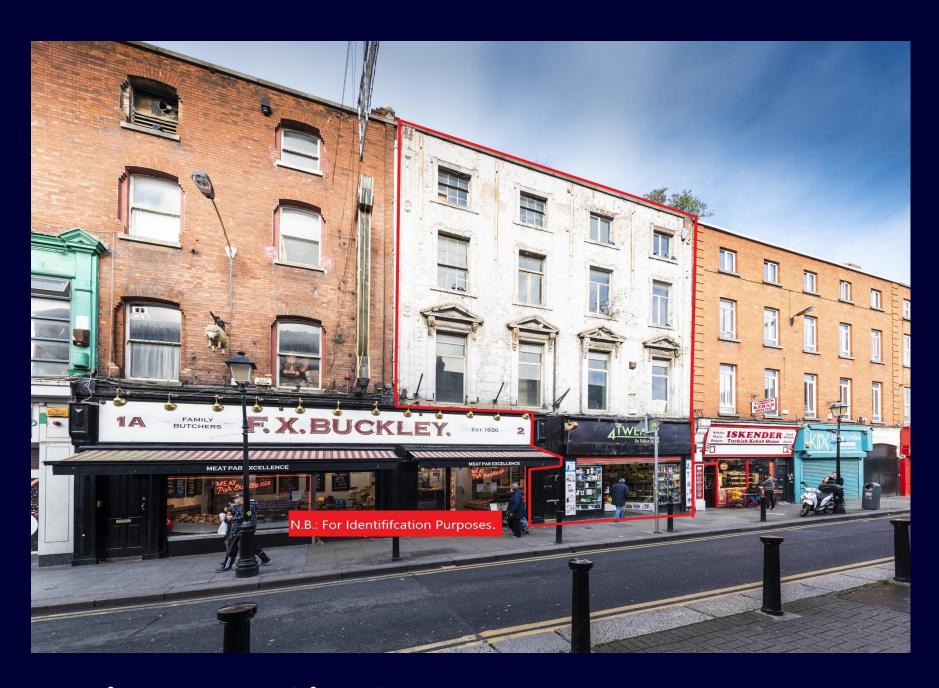
2/2a Talbot Street, Dublin 1







A Mixed Use City Centre Investment
For Sale via Digital Auction Guide Price €500,000

A City Centre Mixed-Use Building

- Comprising Ground Floor Retail & Three Upper Floors
- Ground Floor Subject to Licence Agreement
- Upper Floors Vacant
- High Footfall City Centre Location
- For Sale via Digital Auction
- 10th December 2021
- Guide Price €500,000





Details

Location

Talbot Street is located in the heart of Dublin 1, between Marlborough Street and Amiens Street. The subject property is situated just 170m from O' Connell Street. The area is home to a number of amenities including The Mater Hospital, Temple Street Children's Hospital, The Rotunda Hospital, and Croke Park Stadium. One of Dublin's prime shopping areas Mary Street and Henry Street is located just 200m to the west. The area is well served by public transport including Dublin Bus, the Luas Cross City, and Connolly Station.

Sales Process

The property is for sale via digital auction 10th December 2021 (unless withdrawn or sold prior). Auction bidding, registration, and legal documents are simultaneously available on the via the Offr panel on the following link: **Quick**

Link Here

Description

The property is arranged over ground and three upper floors to provide a mid-terrace mix-use building. Internally, the property comprises a ground-floor retail unit, with two rooms set on either side of a central staircase on each of the three upper floors. The upper floors are not in habitable condition.

Tenancy

The ground floor retail unit is currently occupied under a two-year licence agreement from 01.03.2021 at a licence fee of €1,250 per week (€65,000 p.a.). The Vendors are not currently receiving rental payments. The upper floors are vacant.

VAT

VAT treatment to be confirmed.

Contact

All Enquiries

Artis Contact: Richard O'Neill

QRE Contact: Brian Kelly

Tel: 01 437 6891 01 637 5555

Email: richard.oneill@artisrealestate.ie

Email: brian.kelly@qre.ie

Web: artisrealestate.ie qre.ie

PSRA No's

004063-004725 003587-001472



The particulars of sale and brochure have been prepared by Artis Property Management Ltd T/A Artis & Space Estate Services Ltd T/A QRE on behalf of the Vendor. The content within the sales particulars, brochure, and any advertisements produced by third parties are for guidance purposes only, as such Artis is not held liable for any inaccuracies. Prospective bidders should note that maps are not to scale, and any figures quoted such as but not limited to measurements, distances, rents paid/payable, and dimensions are approximate, and quoted on the understanding that the prospective bidder will undertake their own due diligence to verify such matters. For the avoidance of doubt, this brochure and any related marketing materials will not form part of any Contract for Sale. All Guide and Sale Prices quoted are exclusive of VAT unless otherwise stated. In the event that the subject property is listed for sale via auction, then the sale is as scheduled unless sold prior or otherwise withdrawn. The scheduled auction date and time may be subject to change. Auction guide prices are set as an indication of where the reserve is set, the reserve price is the minimum price at which the property can be sold at the auction. The reserve be may set separately to the guide price, both the reserve price and guide price are subject to the change. Artis PSRA Number: 004063. QRE PSRA Number: 003587

