

2/2a Talbot Street, Dublin 1

QRE

artis.



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





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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The property is for sale via digital auction 10th December 2021 (unless withdrawn or sold prior).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 Offer 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

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PSRA No's

004063-004725 | 003587-001472



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