



FOR SALE BY PRIVATE TREATY

6 TYRCONNELL ROAD, INCHICORE, DUBLIN 8

MIXED USE RESIDENTIAL LED INVESTMENT (TENANTS NOT AFFECTED)



'Fully Let Residential Led Investment'

EXECUTIVE SUMMARY

Recently completed multi-unit development

Consisting of 3 x apartments and an own door ground floor office unit

Situated in vibrant Inchicore Village in Dublin 8

Ground floor office let to Dublin City Council (lease expiry June 2025)

Total contracted rent of €115,200 per annum

Guide price €1,650,000

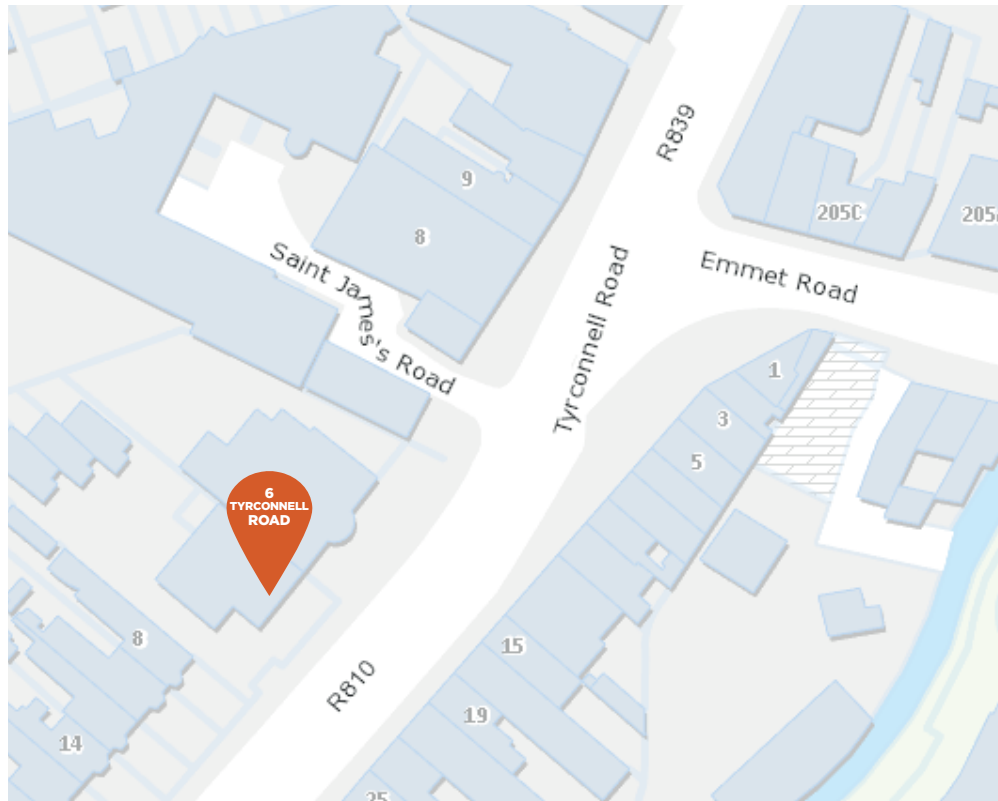
Attractive initial yield of 6.98%.



LOCATION

The subject property occupies a prominent location on Tyrconnell Road, adjacent to many local amenities and established businesses as well as being in an established residential area. Inchicore village is situated 1 km away with Heuston Station, St. James Hospital and the National Children's Hospital all within close proximity.

The Luas Red Line serves the Inchicore area with stops at Drimnagh and Blackhorse, both situated approximately 850 meters from the subject property. Various Dublin Bus routes also serve the area and pass through Tyrconnell Road providing access to Dublin City Centre within 20 minutes.



DESCRIPTION

The subject property comprises a recently completed mixed-use building incorporating office use at ground floor level with residential accommodation on both the first and second floors. The ground floor which is currently occupied by Dublin City Council provides for a recently completed own door office suite.

Access to the residential accommodation is via an own door entrance situated to the left-hand side of the office accommodation. Access to the first floor is via a passenger lift and stair-well servicing each floor. The first-floor layout provides for a one-bedroom apartment and a two-bedroom apartment whilst the second floor provides a large three-bedroom penthouse apartment. The apartments range from a generous floor area of 551 sq.ft. - 1,292 sq.ft. and have been fitted to the highest standard. Each of the apartments benefit from a spacious storage area, located off the ground floor lobby area.

There are five designated surface car parking spaces, three of which are allocated to the residential units and the balance are floating spaces.



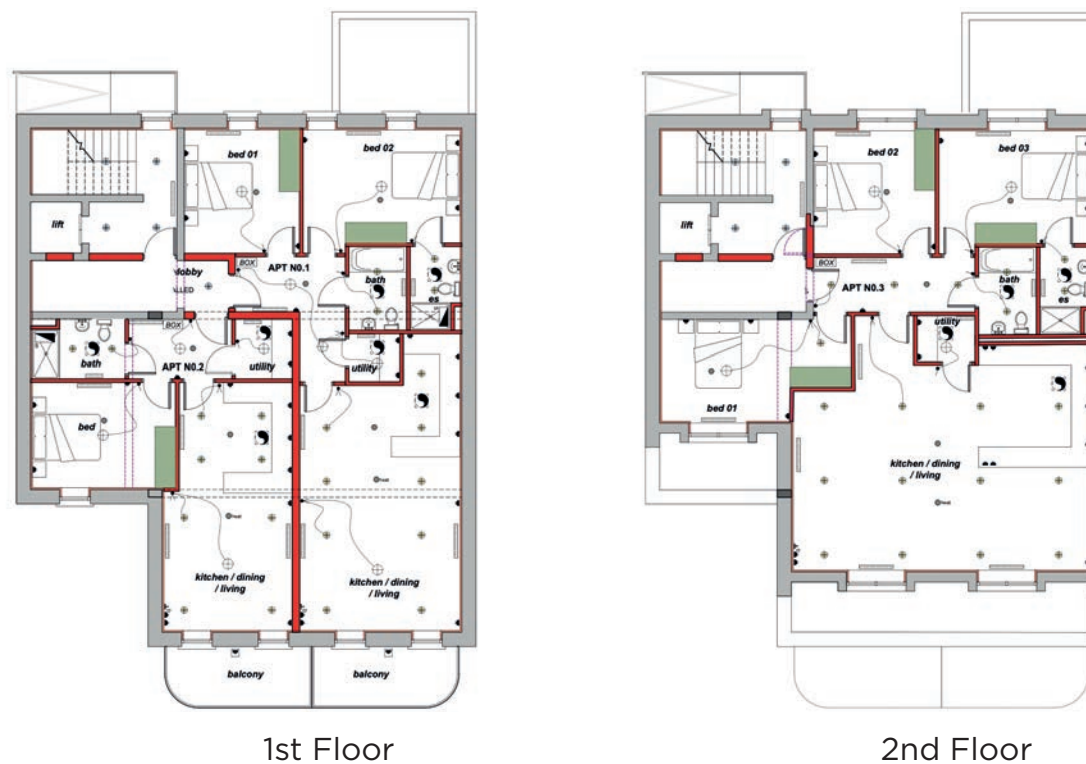


TENANCY INFORMATION & SCHEDULE OF ACCOMMODATION

Unit	Floor	Accommodation	Floor Area (sq.ft.)	Lease Commencement	Rent (p.a.)
1	Ground	Office (Dublin City Council)	1,249 (NIA)	01.10.2020	€33,600 ex VAT*
2A	First	1 bed apartment	551	06.03.2020	€21,600
2B	First	2 bed apartment	974	01.06.2020	€28,800
3C	Second	3 bed apartment	1,292	01.04.2020	€31,200
Total	-	-	4,066	-	€115,200

*The ground floor office unit is let to Dublin City Council for a term 4 years and 9 months from 01.10.2020 at an annual rent of €33,600 per annum exclusive of VAT and all other outgoings.

FLOOR LAYOUT



Drawings are not to scale and for identification purposes only.

TITLE

Freehold

GUIDE PRICE

€1,650,000 (Initial yield of 6.98%)

VAT

Please refer to agent

BER



Further details upon request

VIEWINGS

Strictly by appointment via QRE

SOLICITOR

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