

## Suburban Investment Opportunity



**16 PEMBROKE COTTAGES  
DUNDRUM**

TENANT NOT AFFECTED



## EXECUTIVE SUMMARY

Two-storey single let investment

Extending to approximately 100 sq.m.  
(1,076 sq.ft.)

Excellent main street location

Fully let to The Craft Ltd on a 25 year  
lease at a passing rent of €35,000 p.a.  
(lease expiry 2044)

Guide Price €440,000

Net Initial Yield of 7.23% (after standard  
purchaser costs of 9.96%)

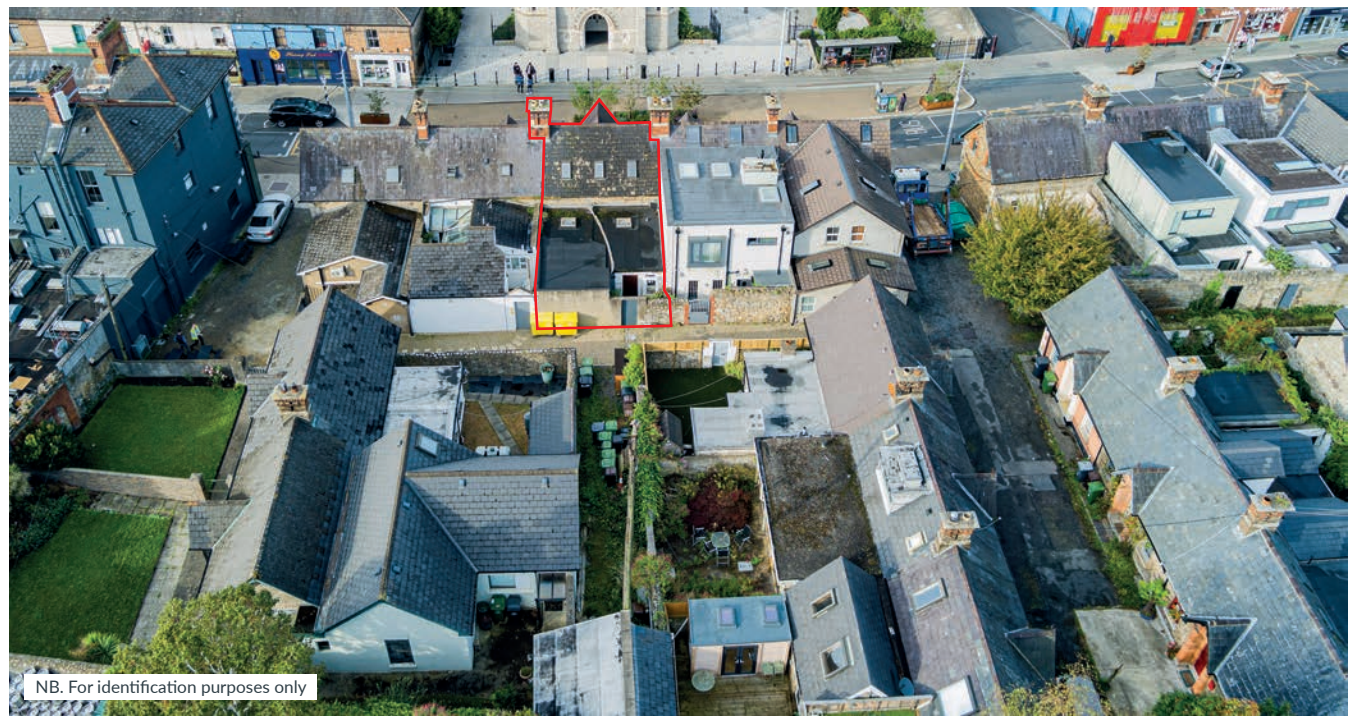
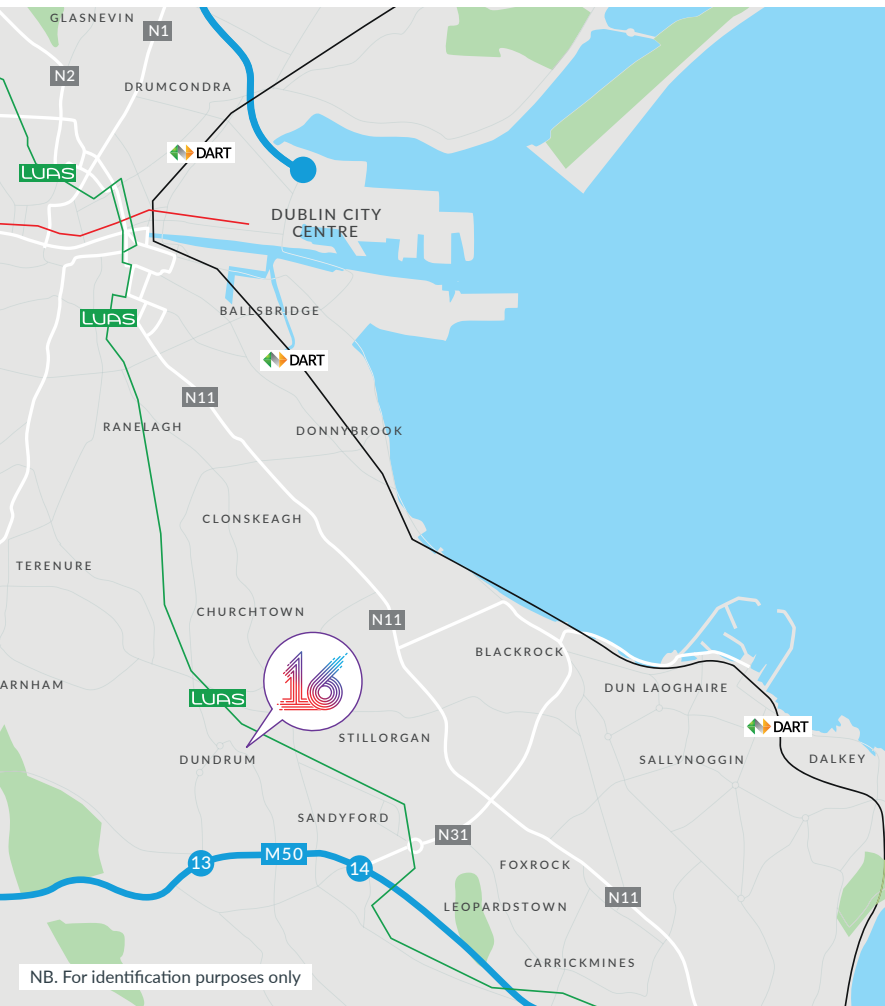
Attractive capital value of €409 per sq.ft.

Tenant not affected.

## LOCATION

The subject property is located in Dundrum Village Centre positioned onto Main Street Dundrum. It is in close proximity to Dundrum Luas Station and Dundrum Town Centre (Ireland's premier Shopping Centre).

The Dundrum Road is a key arterial route with ease of access to the city centre (approximately 5km north), M50 and N11. The Luas green line at Dundrum is a circa 2 minute (100m) walk from the property. Nearby occupiers include Dundrum House, Cut + Sew, Yala Dublin and FLYfit Dundrum.



# DESCRIPTION

The subject property comprises a two storey mid terraced single let building extending to approximately 100 sq.m (1,076 sq.ft).

Externally the property benefits from red a brick facade, pitched slated roof and double glazed windows. The property enjoys pedestrian access to rear lane of Pembroke Cottages.

Internally the entire property is trading as a hair salon. The ground floor is predominantly open plan.. The first floor comprises additional salon space and storage space with fitted kitchenette.

# TENANCY & ACCOMMODATION SCHEDULE

ACCOMMODATION	SQ.M.	SQ.FT.	TENANT	LEASE	RENT (PER ANNUM)
Entire	100	1,076	The Craft	15 year lease from the 17th December 2019	€35,000
TOTAL					€35,000

\*Intending purchasers must satisfy themselves as to the accuracy of the information, including measurements.





### TITLE

Freehold.

### GUIDE PRICE

€440,000

### VAT

Please refer to data site.

### BER



### SOLICITOR

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— SOLICITORS —

### VIEWINGS

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

### AGENT DETAILS

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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