

Rare Suburban Investment Opportunity

SixtyNine

# St. Patricks Road

Dalkey, Co. Dublin

FOR SALE By Private Treaty | Tenant Not Affected

# Executive Summary

Three-storey mixed-use investment

Potential for first floor conversion to residential (S.P.P)

Extending to approximately 149 sq.m. (1,635 sq.ft.)

Passing Rent of €13,800 per annum

Estimated Rental Value of €70,800 (S.P.P.)

Guide Price €600,000

Net reversionary yield of approx. 10.73% (S.P.P)

Capital value of €367 per sq.ft.

For sale by Private Treaty

Tenant Not Affected

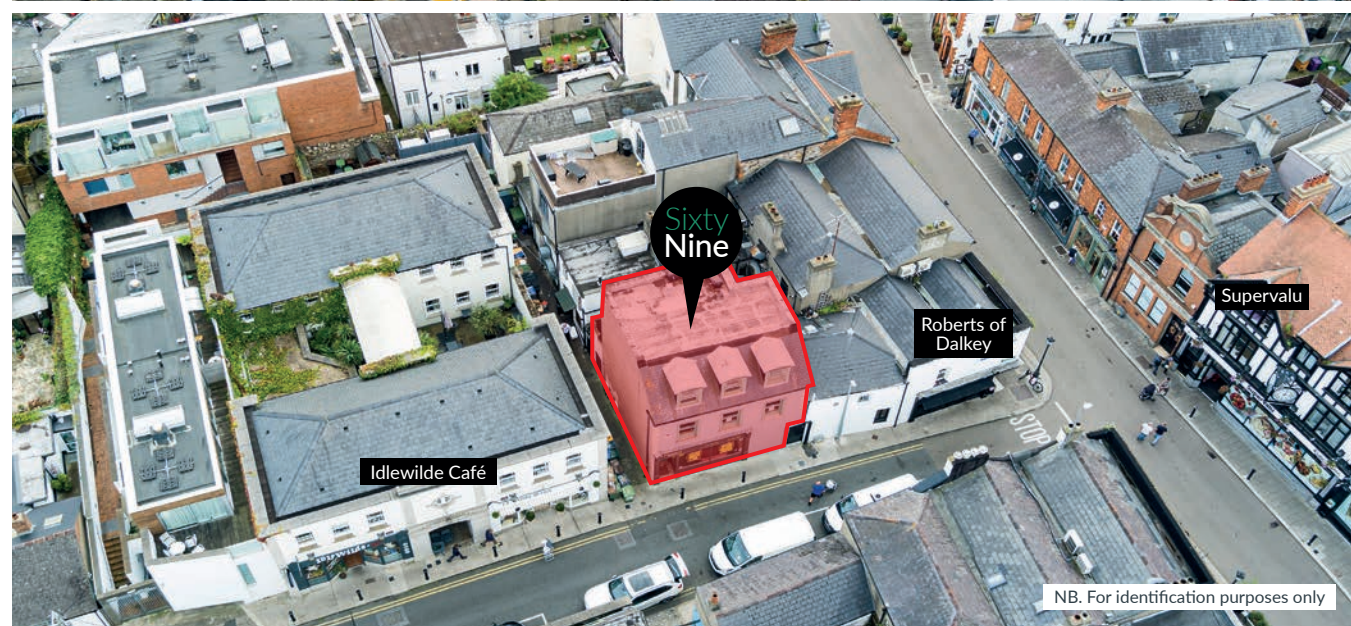
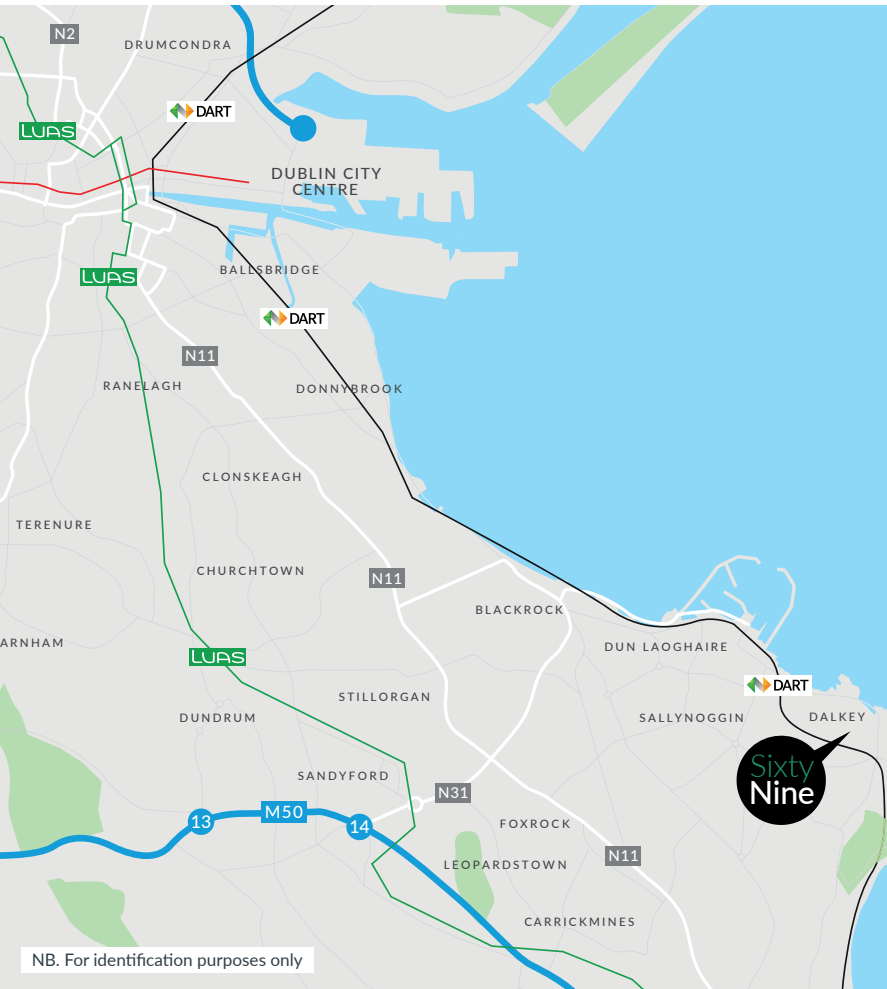




# Location

The subject property is situated in the centre of Dalkey Village with excellent profile onto St. Patricks Road. Dalkey is an affluent Dublin suburb situated approx. 15km southeast of Dublin City Centre. It is situated on the DART line providing regular access to Dublin City Centre.

Amenities in the area include Bullock Harbour, Loreto Abbey Dalkey and a wide range of shops, bars, cafés and restaurants in Dalkey Village. Transport links in the area include Sandycove and Dalkey DART stations, regular Dublin Bus services including the 59 and 111, and accessible road networks to Dublin City Centre and the M50.





# The Property

The subject property comprises a three-storey mixed use property extending to approx. 149 sq.m. (1,635 sq.ft.)

Externally, the property features a combination of timber-framed retail glazing for most of the ground floor. The remaining portion of the façade is made up of concrete cladding, including sliding double-glazed windows. The upper floors are accessed independently from the ground floor retail area.

Internally, the property encompasses a ground-floor retail space presently utilised as a hairdressing salon. Towards the rear, there's a WC and a storage section. The first floor comprises a vacant office. The penthouse residence consists of a well-appointed one bedroom apartment with a contemporary kitchen and living space.

## Accommodation & Tenancy Schedule

ACCOMMODATION	SQ.M.	SQ.FT.	TENANT	RENTS
Ground Floor Retail Unit	30	322	Head Hair Therapy	Rent €13,800
1st floor – Office	62	670	Vacant	ERV €33,000 (S.P.P)
2nd floor – 1 bed apt	57	618	Vacant	ERV €24,000
TOTAL	149	1,635		€70,800

*\*Intending purchasers must satisfy themselves as to the accuracy of the measurements & lease details.  
\*Ground floor retail unit measured on the Net Internal Area. \*First floor office measured on the Gross Internal Area.  
\*Second floor apartment measured on the Gross Internal Area.*



Ground Floor Retail



1st Floor Office



2nd Floor Apartment



2nd Floor Apartment

# SixtyNine

## Title

Freehold.

## Guide Price

€600,000.

## VAT

VAT Exempt.

## BER



## Method of Sale

For Sale by Private Treaty.

## Solicitor

Eddie O'Beirne

Tel: 01 274 6700

Fax: 01 202 1709

DX: 16009 Bray

3 Prince of Wales terrace,  
Bray, Co. Wicklow, Ireland



## 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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