

FOR SALE | By Private Treaty

142-143
Baggot Street Lower
Dublin 2

Value Add Investment Opportunity | Tenants Not Affected



ACCESS OFF
RODGERS LANE

ACCESS OFF
BAGGOT STREET

BAGGOT DENTAL

CIRILLO'S

BROOKWOOD
STEAK RESTAURANT

XICO

XICO XICO

Executive Summary

Multi Let Investment Opportunity

Let to SIEIL t/a Sony and Ryan & Lamb Architects

Extending to approximately 843 sq.m.
(9,074 sq.ft.)

Strategically located in the heart of
Dublin's CBD

Own door access

Passing rent of €202,654 per annum

Guide Price € 3,500,000

Net Initial Yield of 5.27%

ERV €347,224 per annum

Reversionary Yield of 9%

Attractive capital value of €386 per sq.ft.

Tenants not affected



Location

142 - 143 Baggot Street is situated on the south side of Baggot Street Lower, just a short distance east of its intersection with Merrion Street Upper. This area is a highly sought-after office location, with notable neighbours including the Department of Finance, Department of Health, ESB, and the OPW, among others.



An Roinn Airgeadais
Department of Finance



An Roinn Sláinte
Department of Health



Energy for
generations



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

The property is well contented with the below transport infrastructure:



Dublin Bus Routes 1 min 



St Stephen's Green Luas stop 5 mins 



Pearse Street DART 12 mins 

The building is well connected to a variety of amenities:



St Stephens Green 1 min 




Restaurants 1 min 



Cafes 1 min 



Pubs 1 min 



Description

The property consists of 3 upper floors arranged over 1st, 2nd & 3rd and extending to approx. 9,074 sq.ft. The upper floors can be accessed directly from Baggot Street Lower and Rogers Lane which provides lift access to the upper floors.

The offices are fully fitted and comprise a combination of open plan and cellular office space with kitchen facilities available at each floor level. Specifications include fluorescent lighting, plaster and painted ceilings, raised access floors, carpet covering and air conditioning.

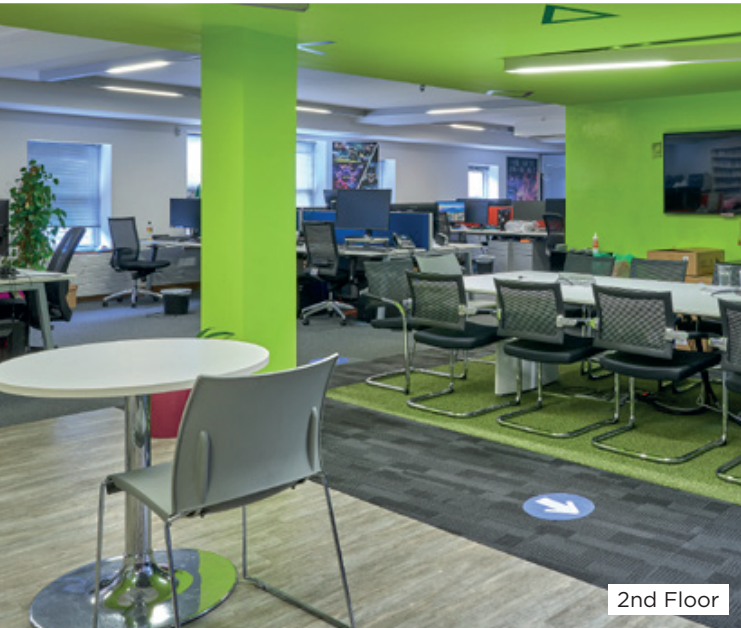
Tenancy Schedule

Floor	Tenant	Lease Term	Lease commencement	Rent Review	Rent / ERV
First	Vacant	Vacant	Vacant	Vacant	ERV €144,570
Second	SIEIL t/a Sony	11 years 9 months	01/07/2015	N/A	Rent €112,654
Third	Ryan & Lamb Architects	10 years	01/09/2025	5 yearly	Rent €90,000
-	-	-	-	-	€202,654

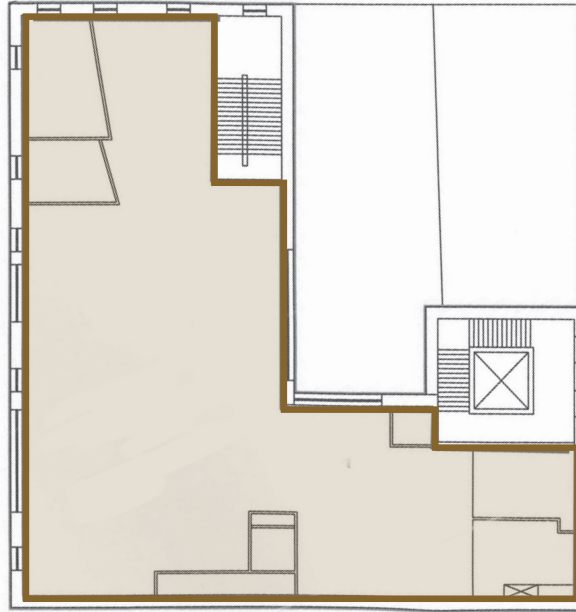
Schedule of Accommodation

Floor	NIA sq.m.	NIA sq.ft.
First	340	3,660
Second	265	2,852
Third	238	2,562
Total	843	9,074

* Approximate Net Internal Areas

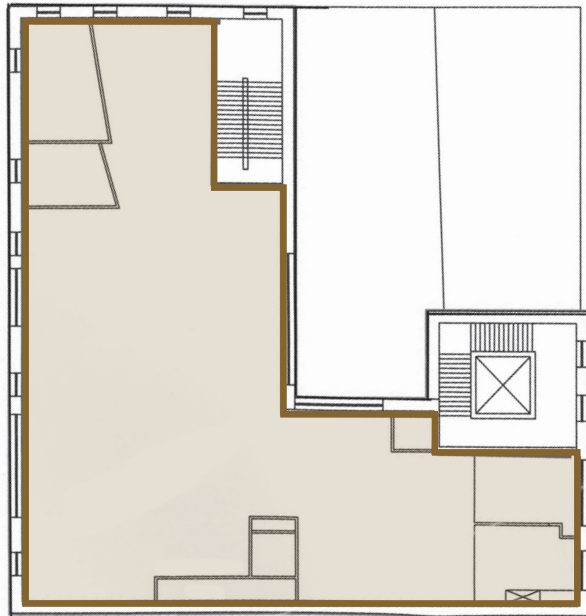


Floor Plans



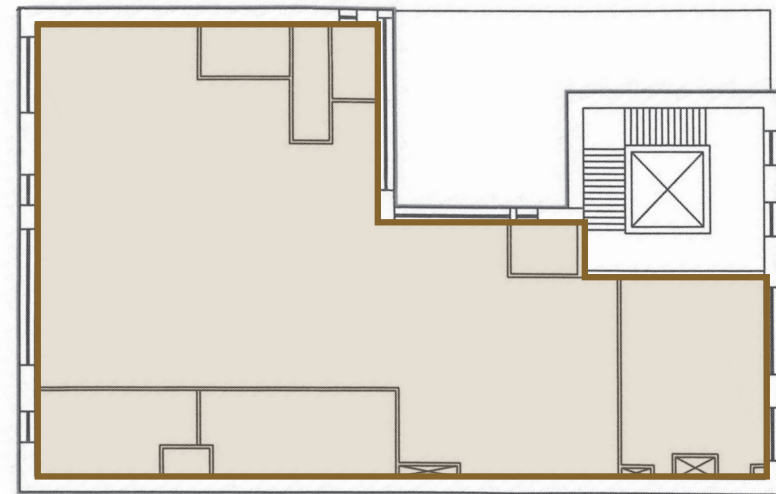
First Floor

340 sq.m. / 3,660 sq.ft.



Second Floor

265 sq.m. / 2,852 sq.ft.



Third Floor

238 sq.m. / 2,562 sq.ft.

Title

Long Leasehold.

Guide Price

€3,500,000.

Yeild

NIY - 5.27%.

Revisionary - 9%.

VAT

Transfer of Business.

Solicitor

Domhnaill Small

Beauchamps LLP

Riverside, Sir John Rogerson's Quay

Dublin 2

E: d.small@beauchamps.ie

T: +353 (0) 1 4180 938

Viewing

All viewings are strictly by appointment through the sole investment agent QRE Real Estate Advisers.

Agent Details

QRE Real Estate Advisers

David O'Malley

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

Brian Kelly

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

qre.ie



**REAL ESTATE
ADVISERS**

PSRA Registration No. 003587.

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