

FOR SALE BY PRIVATE TREATY

10 HILL STREET

Rotunda, Dublin 1

TENANTS NOT AFFECTED

RESIDENTIAL INVESTMENT



INVESTMENT SUMMARY

Central Dublin Location

Residential Investment

10 Apartments

Guide Price of €1,250,000.

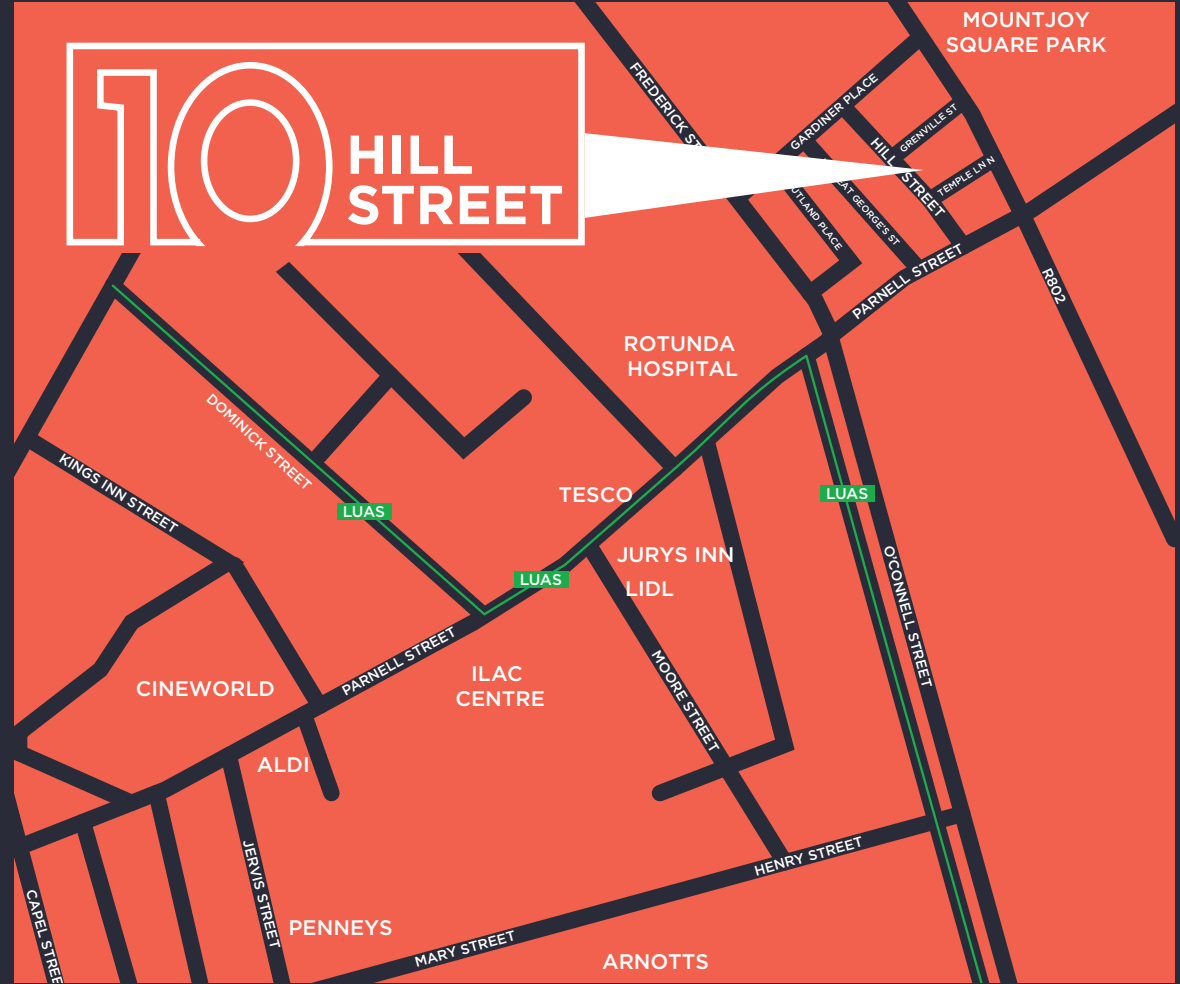
LOCATION

The property is situated on the corner of Hill Street and Grenville Street, Dublin 1. Hill Street runs parallel to Gardiner Street Lower and connects Parnell Street to Temple Street.

The property is well-located with a range of bus routes departing Parnell Street and Parnell Square. The LUAS red and green line connect the property to all corners of the city and the suburbs.

Hill Street is convenient to Universities, Hospitals, restaurants, and cafes, amongst others and convenient to the M1/M50 via the N1.

The property is located 250 metres from O'Connell Street and the wider City Centre is easily accessible.



Wide variety of Bus routes from Parnell Street and O'Connell Street



3 min walk to Parnell Luas stop



5 min cycle to DIT Bolton Street



6 min cycle to Trinity College



3 min walk to O'Connell Street

DESCRIPTION / PLANNING

The subject property comprises a three-storey corner property to include 10 apartments.

We are advised by the vendor that the accommodation comprises a mix of 1 and 2 bed apartments.

A communal front door to all apartments is located on Hill Street, providing access to each apartment.

Planning was granted in 1994 (Reference 0587/94) for change of use from licensed premises with residential and office units, to 13 apartments.

Planning was granted however condition no. 4 reduced the number of residential units to 10 no. units and the accommodation was to include 3 no. units on the ground, first and second floor, and 1 no. unit on the third floor.



RENTAL INCOME AS PER RTB REGISTRATIONS

The schedule provided below outlines the tenancies as registered with the RTB.

APT NO.	RENT LEVEL WHEN TENANCY WAS REGISTERED	CURRENT TENANCY REGISTRATION COMMENCEMENT DATE
FLAT 1		
FLAT 2	€1,177.00	10/02/2018
FLAT 3	€1,050.00	07/06/2019
FLAT 4	€1,330.00	01/02/2018
FLAT 5	€1,150.00	10/02/2018
FLAT 6	€1,022.00	29/04/2018
FLAT 7	€1,600.00	03/08/2018
FLAT 8	€1,150.00	31/01/2018
FLAT 9	€1,302.00	21/03/2021
FLAT 10	€1,083.00	29/02/2020

* Prospective purchasers should satisfy themselves as to the accuracy of the above information.



TITLE

Refer to Legal Pack.

GUIDE PRICE

€1,250,000.

VAT

Refer to Legal Pack.

SOLICITOR

Kevin McFlynn, Byrne Wallace
88 Harcourt St, Saint Kevin's, Dublin, D02 DK18.

BER



VIEWINGS

Strictly by appointment through selling agent.

AGENTS DETAILS

QRE Real Estate Advisers

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PSRA Registration No. QRE 003587.

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.