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88 Capel Street, Dublin 1

FOR SALE BY WAY OF PRIVATE TREATY | INVESTMENT PROPERTY | TENANT NOT AFFECTED



EXECUTIVE SUMMARY

Single let investment on a newly regearged FRI lease

Prime CBD location

Extending to approx. 210 sq.m. (2,260 sq.ft.)

Passing rent of €67,500 per annum

Guide Price €725,000

NIY 8.46% (after purchasers costs at 9.96%)

Capital value approx. €320 per sq.ft.

Tenant not affected.

CAPEL STREET IS A LIVELY AND DIVERSE AREA, KNOWN FOR ITS MIX OF SHOPS, CAFES, PUBS, AND RESTAURANTS WITH TECHNOLOGICAL UNIVERSITY DUBLIN LOCATED 100M FROM THE PROPERTY.








LOCATION

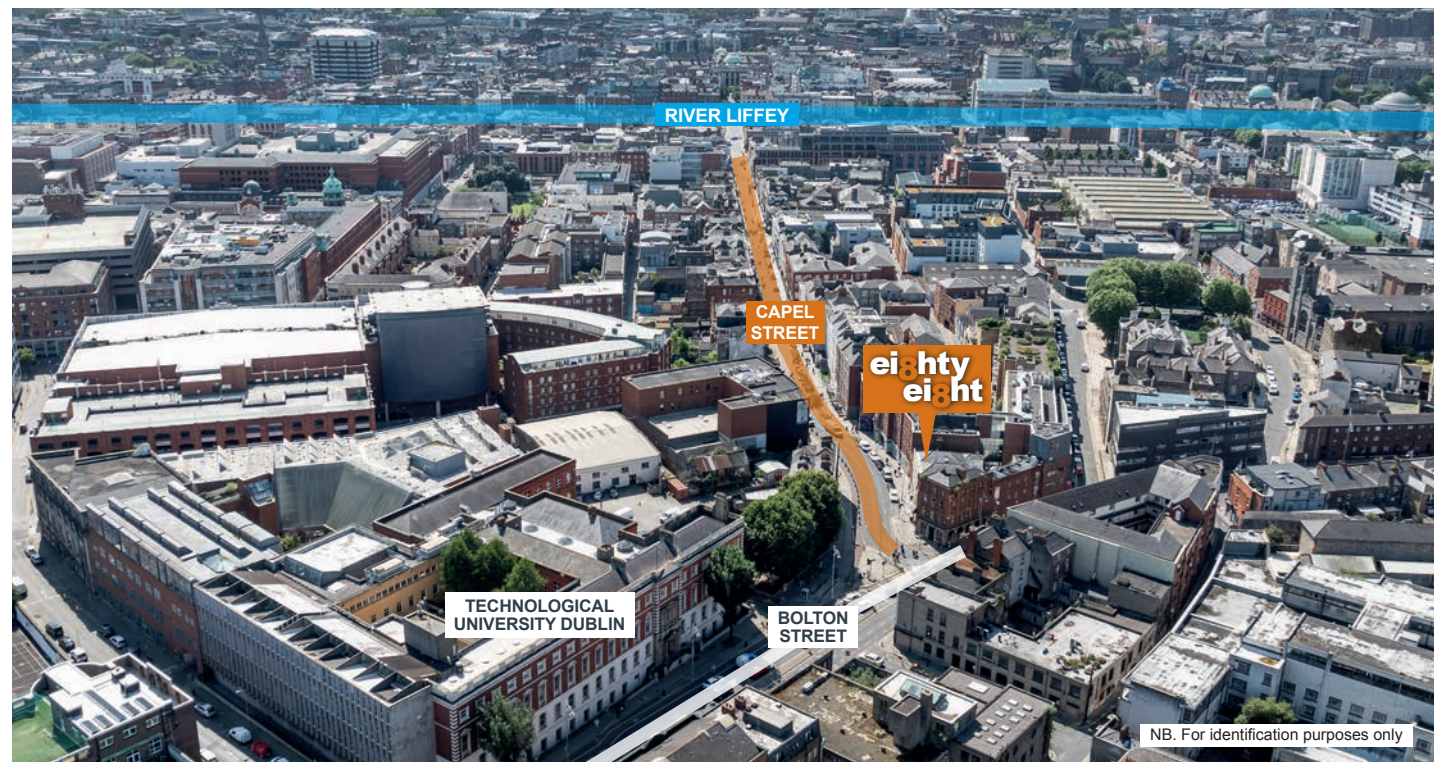
The subject property is located at the top of Capel Street near the junction of Capel and Bolton Street. Capel Street is a lively and diverse area, known for its mix of shops, cafes, pubs, and restaurants with Technological University Dublin located 100m from the property.

The subject property is located next to one of the cities main retail hubs with the Jervis Shopping Centre, the Ilac Shopping centre and Henry Street all within close proximity to the property.

Transport amenities are excellent, with numerous Dublin Bus routes serving the area and the nearby Luas Red Line providing convenient tram access.

AMENITIES INCLUDE:

-  DUBLIN BIKES 55 METERS
-  LUAS RED LINE 450 METERS
-  DUBLIN BUS 450 METERS
-  TEMPLE BAR 1KM
-  CONNOLLY TRAIN STATION 1.5KM



DESCRIPTION

The subject property comprises a single let mid terraced, three storey over basement investment property extending to 210 sq.m. (2,255 sq.ft.). Externally the property benefits from its positioning on Capel Street to the front and the enclosed garden to the rear.

Internally a single tenant occupies the entire which is laid out as classrooms throughout with kitchen/toilet facilities at basement level with additional w/c on the return.

The property is fitted with carpet floors, plaster and painted walls and ceilings, florescent lighting and sash windows to the front and rear.

TENANCY SCHEDULE

Fully let to ICOT College on a newly regeared 10-year Full Repairing and Insuring lease with tenant break option and/or rent review in year 5 at €67,500 per annum.

Shanti Niketon Limited t/a ICOT College was set up on Thursday the 19th of February 2009 and the company status is Normal.

Vision Net Rating 93/100.



CAPEL STREET IS A HISTORIC AREA WITH A MODERN TOUCH, PROVIDING A TRUE DUBLIN EXPERIENCE.



TITLE

Please refer to agent.

GUIDE PRICE

€725,000.

VAT

Please refer to agent.

BER

BER EXEMPT

SOLICITOR

TBC

VIEWING

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

AGENTS DETAILS

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