



For Sale via Online Auction 

RARE SUBURBAN INVESTMENT OPPORTUNITY



69 ST. PATRICKS ROAD, DALKEY,
CO. DUBLIN

TENANTS NOT AFFECTED



EXECUTIVE SUMMARY

Three-storey mixed-use investment

Extending to approximately
130 sq.m. (1,399 sq.ft.)

Passing Rent of €27,000 per annum
rising to approx. €43,200 p.a. on
100% occupancy

Guide Price €600,000

Net reversionary yield of approx. 6.5%

Capital value of €429 per sq.ft.

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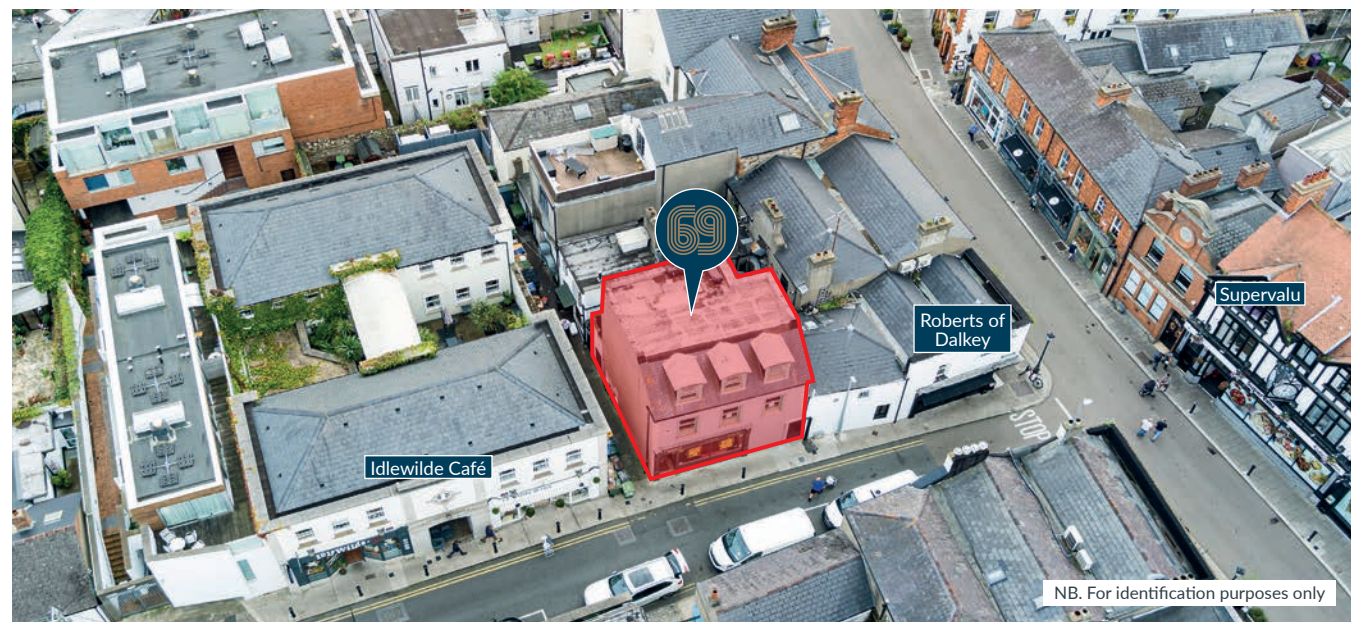
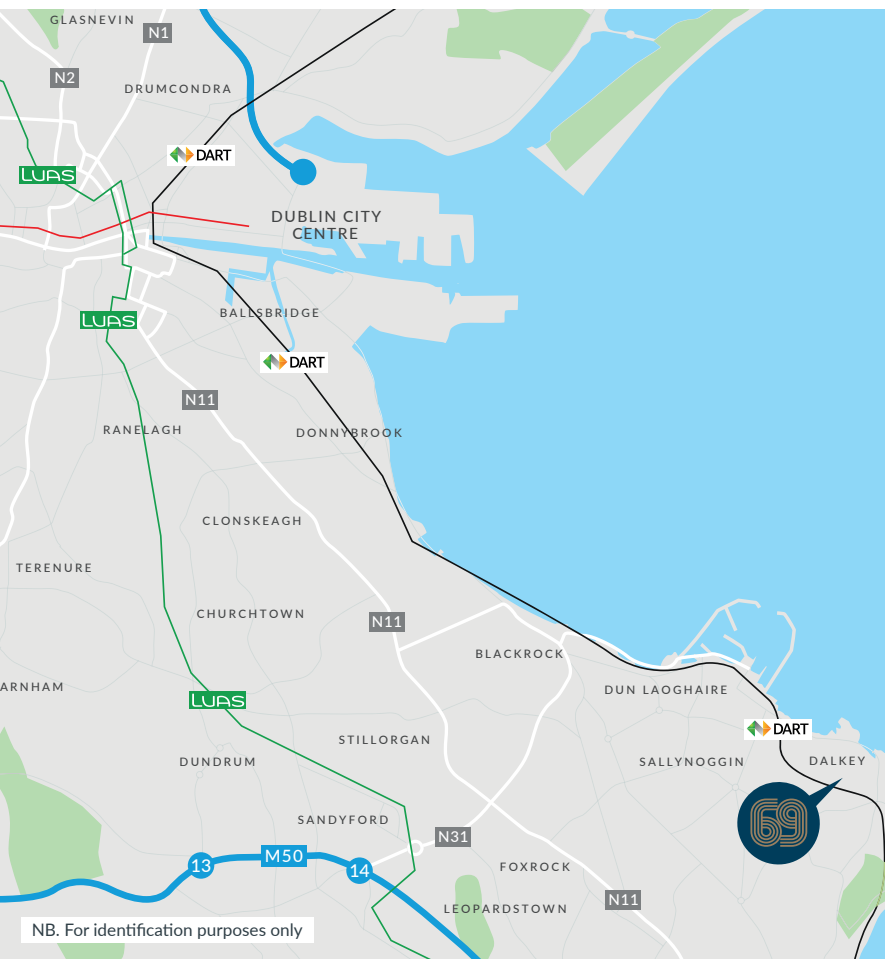
Tenants Not Affected.



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. 130 sq. m (1,399 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 an occupied 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	LEASE	RENT (PER ANNUM)
Ground Floor Retail Unit	33	355	Head Hair Therapy	Terms Unknown	€13,800
1st floor – Office	41	441	Jade Insurance	Terms Unknown	€13,200
2nd floor – 1 bed apt	56	603	Vacant	Vacant	Previous rent €16,200
TOTAL	130	1,399			€27,000

**Intending purchasers must satisfy themselves as to the accuracy of the measurements & lease details.*



Ground Floor Retail



First Floor Office Accommodation



First Floor Office Accommodation



2nd Floor Apartment



2nd Floor Apartment



TITLE

Freehold.

GUIDE PRICE

€600,000.

VAT

Please refer to data site.

BER



METHOD OF SALE

For sale via Online Auction.



SOLICITOR

Eddie O'Beirne

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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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