



GEORGIAN MEDICAL INVESTMENT



FOR SALE | TENANT NOT AFFECTED



INVESTMENT SUMMARY

Georgian medical investment

Prime CBD location

Approximately 237 sq.m. (2,551 sq.ft.)

Single let to Lintrath Holdings Limited T/A Optilase

Passing rent of €87,336 per annum

Lease expiry 2036

Guide Price €1,250,000

NIY 6.35%

Capital Value €490 per sq.ft.

Tenant not affected.



LOCATION

The subject property is located on the west side of Ely Place, close to the corner of Ely Place and Hume Street.

Ely Place is situated approximately 100 metres away from St. Stephen's Green. The area hosts some of Ireland's finest hotels, museums, restaurants, bars, and shopping facilities.

St Stephen's Green, Grafton Street, Baggot Street, Merrion Square, Fitzwilliam Square and Government Buildings are all within walking distance of the property.

Public transport links are excellent with the Luas Green Line at St Stephen's Green and Pearse DART station at Westland Row. There are numerous Dublin Bus routes serving the area. Dublin Bikes offer a convenient option with the closest station located on St Stephen's Green.



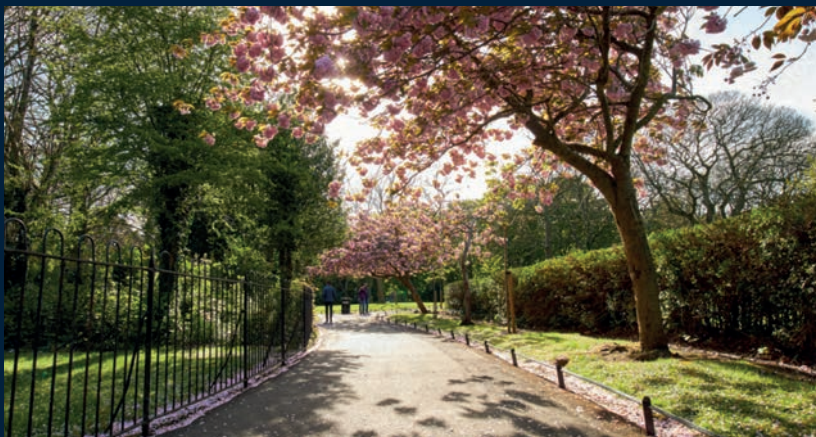
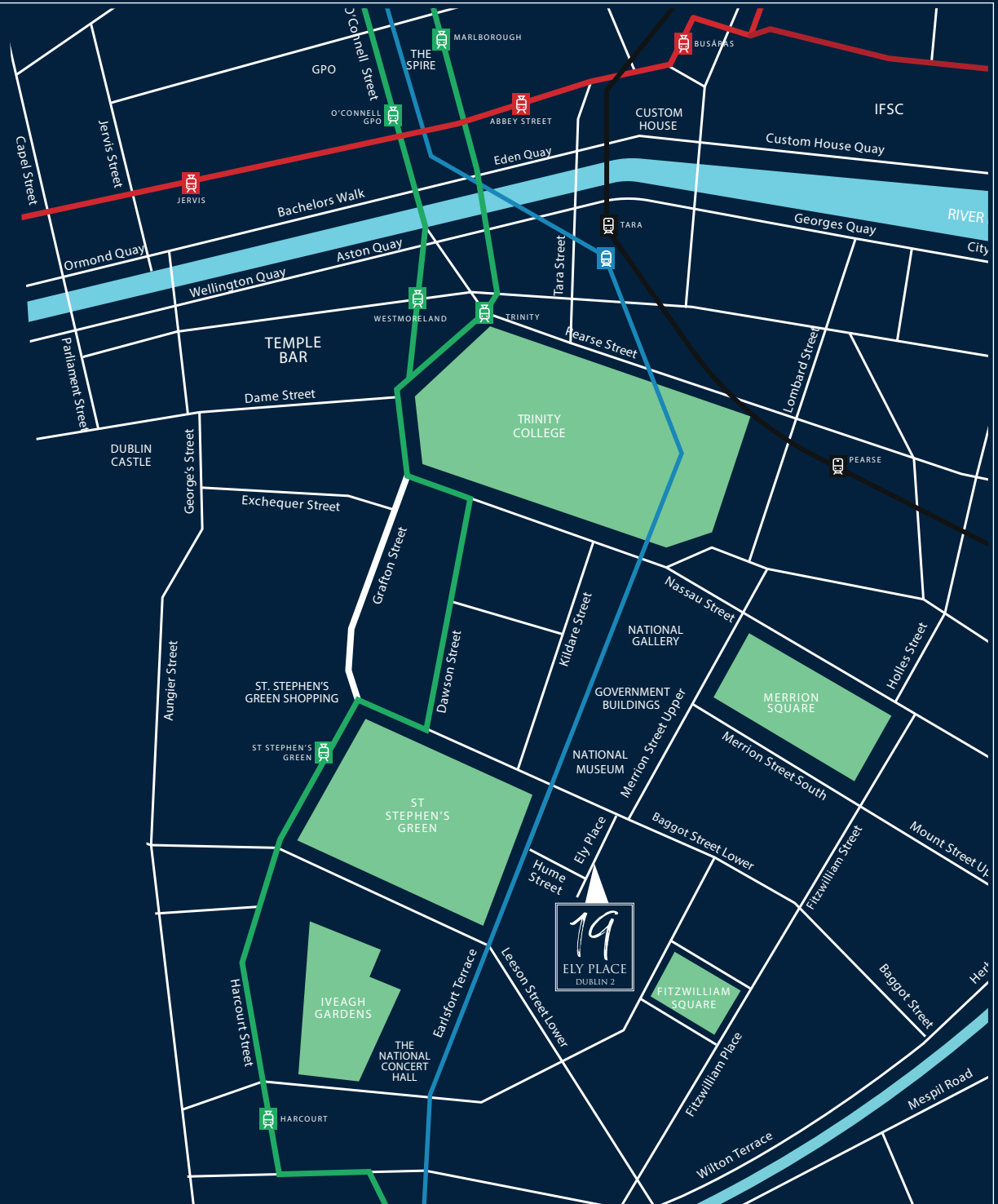
800M



150M



150M



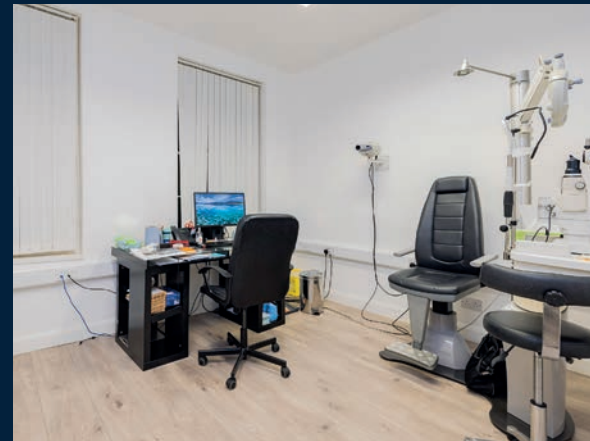
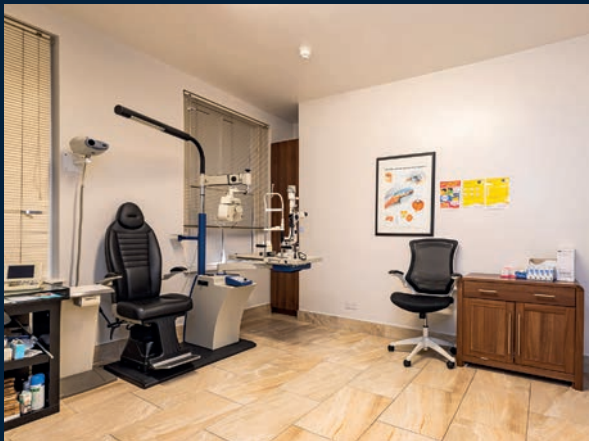
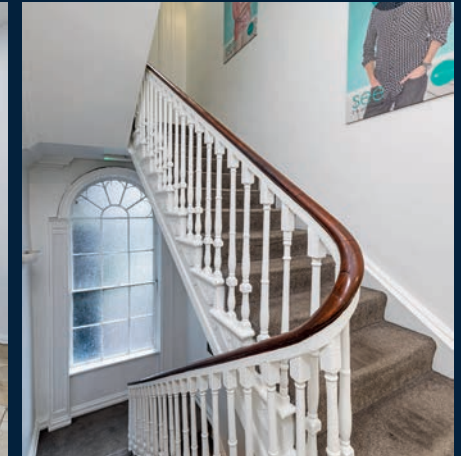
DESCRIPTION

19 Ely Place comprises a 3 bay, four storey over basement, mid-terrace Georgian building. The current use of the property is a medical consultancy (Planning Ref. 2070/03).

Externally, the property retains several original features including timber sliding sash windows, decorative cast-iron balconettes to the first-floor windows, ten-panel timber front door with recent chrome furniture. The building is set back slightly from the neighbouring property (no. 20) to the north.

No. 19, along with the wider group of properties on the street, contributes strongly to the late eighteenth-century character of Ely Place and enriches the historic architectural fabric of this particular area of D2.

Internally, the property is arranged over basement and four upper floors and extends to approximately 237 sq.m. (2,551 sq.ft.). The building is configured to provide a reception and waiting area along with a series of treatment rooms and administrative offices along with ancillary WC and kitchenette facilities.



LEASE SUMMARY

The property is leased in its entirety to Lintrath Holdings Limited T/A Optilase at a passing rent of €87,336 per annum for a term of 35 years from the 14th of November 2001 on an FRI basis.

There are upward-only rent reviews, with the next review being in November 2026, and an unexpired lease term of circa 13 years.

In the normal manner, this is an investment sale and the existing tenants are not affected by the sale.

TITLE

Long-Leasehold.

GUIDE PRICE

€1,250,000 (Net Initial Yield of 6.35%).

VAT

Please refer to the agent.

BER

BER EXEMPT

VIEWINGS

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

SOLICITOR

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AGENT DETAILS

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PSRA Registration No. 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.