

FOR SALE

By Private Treaty

CORNER HOUSE

Old Bray Road, Cabinteely, Dublin 18

Investment Opportunity | Tenants Not Affected



NB. For identification purposes only

Executive Summary

- Multi Let Investment Opportunity
- Extending to approximately 215.33 sq.m. (2,318 sq.ft.)
- Landmark property, in excellent main street location
- WAULT of 12.6 Years
- Fully let with a passing rent of €81,250 per annum
- Guide Price €900,000
- Net Initial Yield of 8.21% (after standard purchaser costs of 9.96%)
- Tenants not affected.



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Location

The property occupies a prime position on Johnstown Road in Cabinteely, one of South Dublin's most established and sought-after suburban locations. The area is predominantly residential and continues to experience significant growth and development.

Directly opposite, 34 new homes are currently under construction, while a substantial scheme of approximately 342 residential units is planned at nearby Brennanstown, just north of Cabinteely Village. These large-scale developments highlight the ongoing expansion of the area and will further enhance local footfall and demand for commercial occupiers.

The subject property is ideally positioned in the centre of Cabinteely Village within 130m of the N11, 2.5km from the M50, 50m from Dublin bus routes and only 2km from the Luas Gren Line.

Amenities Include



Dublin Bus 50m



N11 130m



Luas Green Line 2km

Description

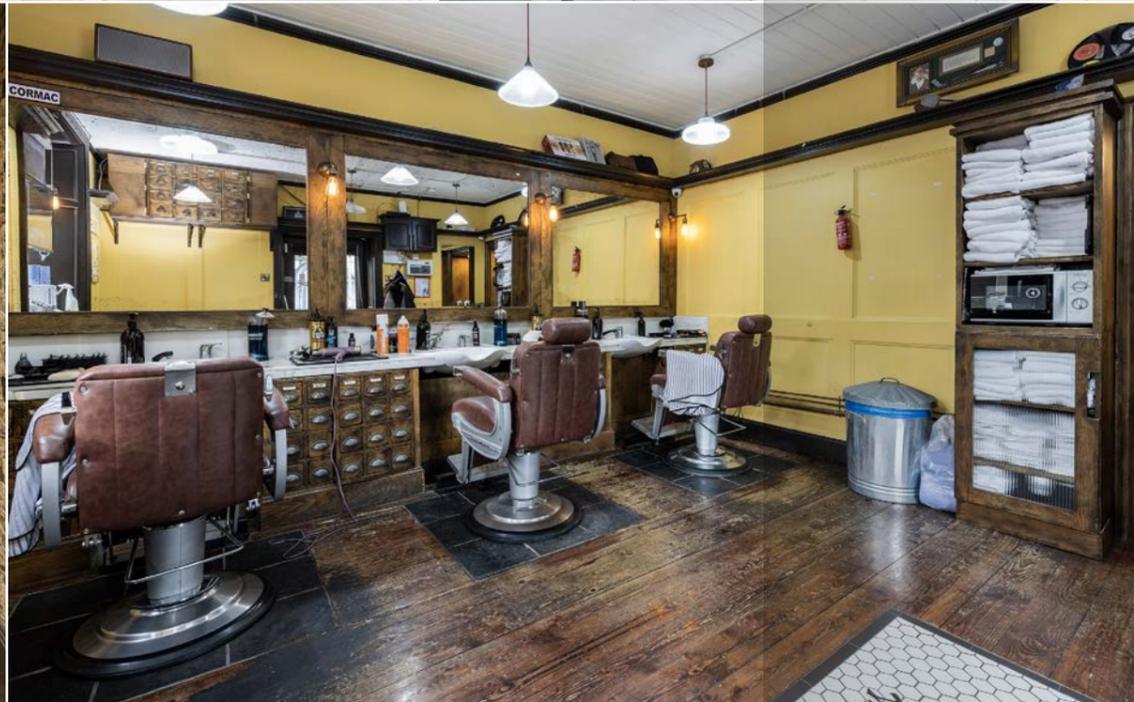
This landmark property comprises a two-storey mixed-use corner building benefiting from dual frontage onto Old Bray Road and Johnstown Road.

The accommodation includes a restaurant arranged over part ground and first floor, a ground floor barber, and a cosmetic clinic occupying part ground and first floor areas.

The property is in excellent internal condition throughout, with each unit finished to a high standard.

Neighbouring businesses include Cabinteely Garda Station, Bank of Ireland Operations Centre, The Horse and Hound Pub, Veda Indian Restaurant, Lewis Motors, BLT Café, An Post, Dublin 18 Dental Rooms and Bread 41.





Accommodation

Tenant	Sq.M.	Sq.Ft.
Tamra Thai Restaurant	134	1,447
Cosmetic	62	669
Sams Barber	18	202
Entire	215	2,318

NB: Prospective purchasers should satisfy themselves as to the accuracy of the above information, including measurements.

Tenancy Schedule

Tenant	Lease Term	Lease Start	Lease Expiry	Rent per Annum
Tamra Thai Restaurant	25 years	07/12/2019	06/12/2044	€45,000
Cosmetic	10 years	23/10/2017	22/10/2027	€20,250
Sams Barber	10 years	01/02/2025	30/01/2035	€16,000
Total	-	-	-	€81,250

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CORNER HOUSE

Title

Freehold.

Guide Price

€900,000.

VAT

VAT is applicable on the sale.

BER

BER TBC

Solicitor

Orpen Franks Solicitors LLP
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Viewings

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

Agent Details

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