

FOR SALE VIA ONLINE AUCTION **offr**

QRE

**REAL ESTATE
ADVISERS**

1-4 ADELAIDE ROAD, GLASTHULE, CO. DUBLIN

Office Investment | Tenant Not Affected



INVESTMENT SUMMARY

- Well-located suburban investment
- Standalone Office Investment
- Single lease of the entire building
- Development Opportunity (S.P.P.)
- Zoned NC (Neighbourhood Centre)
- Guide Price €1,950,000
- Tenant not affected.

DESCRIPTION

The subject property comprises a three-storey purpose built standalone office building. The property comprises a central core, with office accommodation located either side.

Internally, the property is in full office use and provides for suspended ceilings with recessed lighting, and a mix of solid and raised access flooring. A mixed of open plan and private office accommodation can be found throughout the building. Air-conditioning is installed in the building.

BER C3

LOCATION

The property is located in Glashule, in South County Dublin. Glashule is a Dublin village southeast of Dún Laoghaire on the R119. Glashule is a quaint village with a number of cafés, bars and shops. It is located close to the Forty Foot and to the James Joyce Tower in nearby Sandycove.

The property is located close to the corner of Adelaide Road and Glashule Road, to the rear of the newly opened Greedy Eagle pub (formerly The Eagle House). The subject property is within a minutes' walk to the village amenities.

TENANCY

A single lease is in place to Houlihan Cushnahan & Co. on a 20 year lease from the 1st of September 2007 at a contracted rent of €107,250 per annum. There is a tenant only break option in years 2024 and 2026.

ZONING

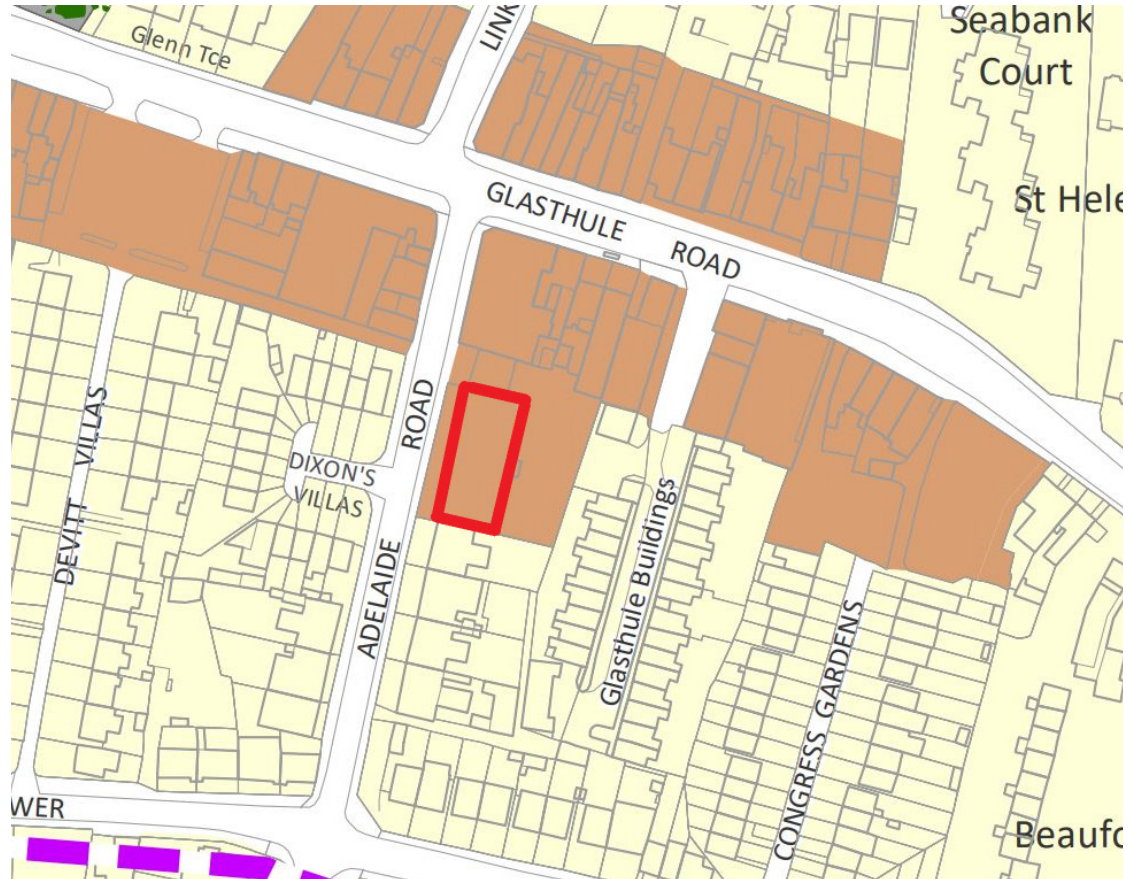
The subject property is zoned NC (Neighbourhood Centre) under the Dun Laoghaire Rathdown Development Plan 2022-2028. The objective is to protect, provide for and/or improve mixed-use neighbourhood centre facilities.

Permitted uses include:

Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre/Healthcare Facility, Offices less than 300 sq.m., Open Space, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/ Café, Veterinary Surgery.

Open for consideration uses include:

Aparthotel, Cash and Carry/Wholesale Outlet, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices over 300 sq.m., Place of Public Worship, Residential – Build to Rent, Service Station, Shop-Specialist, Shop District, Student Accommodation, Travellers Accommodation.



NB. For identification purposes only

AREA

Approximately 1,000 sq.m.
(10,764 sq.ft.).

CAR PARKING

Please refer to the data room.

AUCTION DATE

8th of December 2022.
(Unless previously sold).

GUIDE PRICE

€1,950,000.

BER

BER C3

BER Number: 800868200
EPI: 271.75 kWh/m²/yr 1.18

VAT

Please refer to the data room.

SOLICITOR

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DATA ROOM

www.qre.ie/properties/1-4-adelaide-road

VIEWINGS

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

AGENTS DETAILS

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