

Suburban Investment Opportunity



**14 MAIN STREET
RATHFARNHAM
DUBLIN 14**

TENANTS NOT AFFECTED



EXECUTIVE SUMMARY

Three-storey mixed-use investment

Extending to approximately 137 sq.m.
(1,478 sq.ft)

Excellent main street location

Fully occupied with a passing rent of
€42,000 per annum

Guide Price €510,000

Net Initial Yield of 7.49% (after standard
purchaser costs of 9.96%)

Attractive capital value of €345 per sq.ft.

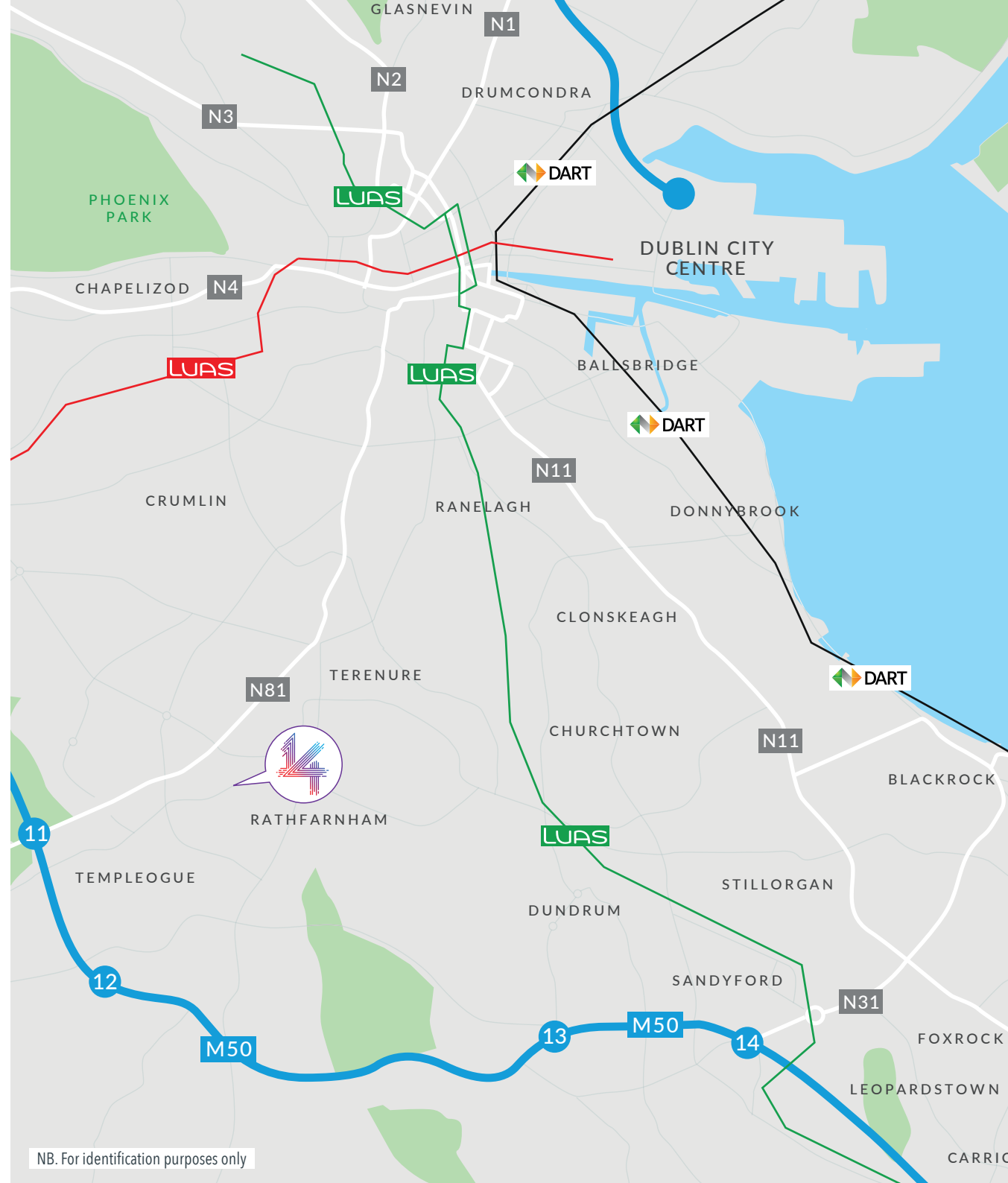
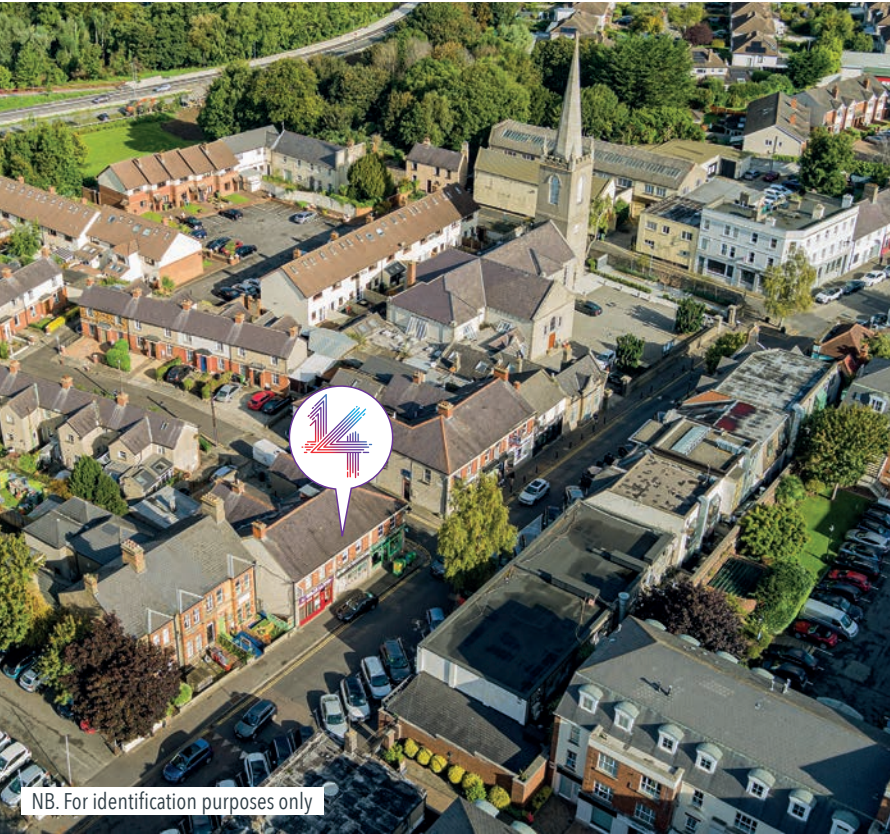
Tenants not affected.

LOCATION

The subject unit is located on the Main Street, in the heart of Rathfarnham Village, Dublin 14. Rathfarnham is a densely populated and affluent suburb of Dublin and together with the adjoining suburbs of Rathgar, Terenure and Templeogue has a combined population in excess of 77,000 people. Rathfarnham is situated approximately 6.8km south of Dublin City and 4km northwest of Dundrum.

The main street comprises of a thoroughfare of shops, restaurants, businesses and private dwellings. The subject property is situated on the western side of the Main Street. Neighbouring occupiers include Rathfarnham Post Office, Dehli Lounge Indian restaurant and an additional Lily Pad Montessori.

The area is well served by public transport with numerous Dublin Bus routes in the area. Junction 11 of the M50 is a 10 minute drive from the property.



DESCRIPTION

The subject property consists of a two storey, plus annex, mixed-use building extending to approximately 137 sq.m. (1,478 sq.ft).

Externally the property presents a mix of timber framed retail glazing at the ground floor level, with a red brick facade at first floor level alongside two double glazed windows. The ground floor Montessori benefits from rear access to Dodder Dale lane via enclosed rear yard. The upper floors are accessed independently from the ground floor of main street Rathfarnham.

Internally, the ground floor comprises a trading Montessori. The first floor through to the converted annex is occupied by a fully operational Physio Therapy Clinic.

TENANCY & ACCOMMODATION SCHEDULE

ACCOMMODATION	SQ.M.	SQ.FT.	TENANT	LEASE	RENT (PER ANNUM)
Ground Floor Retail Unit	61.6	663	Lily Pad Montessori	10 year lease from the 1st Nov 2019	€26,000
1st floor - Physio	59.29	638	Ruth O'Connor Physio	5 year term extension from 1st Oct 2019	€16,000
2nd floor - Physio	16.43	177	Ruth O'Connor Physio	5 year term extension from 1st Oct 2019	Included above
TOTAL					€42,000

*Intending purchasers must satisfy themselves as to the accuracy of the information, including measurements.





TITLE

Long Leasehold.

GUIDE PRICE

€510,000.

VAT

Please refer to data site.

BER



SOLICITOR

Donal M. Gahan, Ritchie & Co.Solicitors

T: +353 (0) 1 676 7277

F: +353 (0) 1 676 7395

36 Lower Baggot Street,

Dublin 2,

D02 XE16

DONAL M. GAHAN, RITCHIE & CO.
SOLICITORS

VIEWINGS

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

AGENT DETAILS

QRE Real Estate Advisers

JONATHAN HILLYER

MRICS MSCSI

M: +353 (0) 86 0677 747

E: jonathan.hillyer@qre.ie

JONATHAN DONNELLY

Surveyor

M: +353 (0) 87 7018 812

E: jonathan.donnelly@qre.ie



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.