



REAL ESTATE
ADVISERS



42 ARRAN QUAY, DUBLIN 7

FOR SALE VIA ONLINE AUCTION

Mixed Use Investment Opportunity - Tenants Not Affected



EXECUTIVE SUMMARY

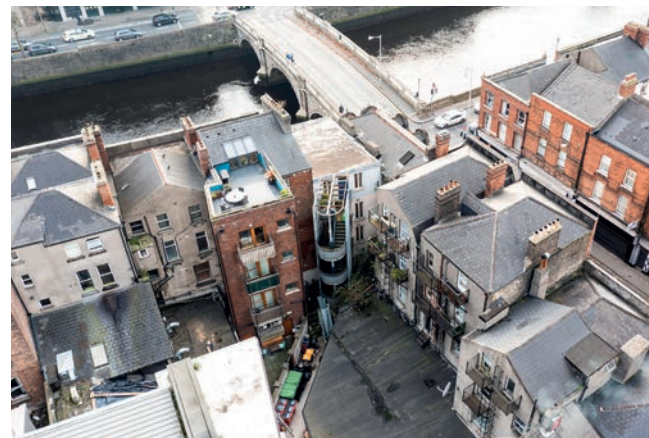
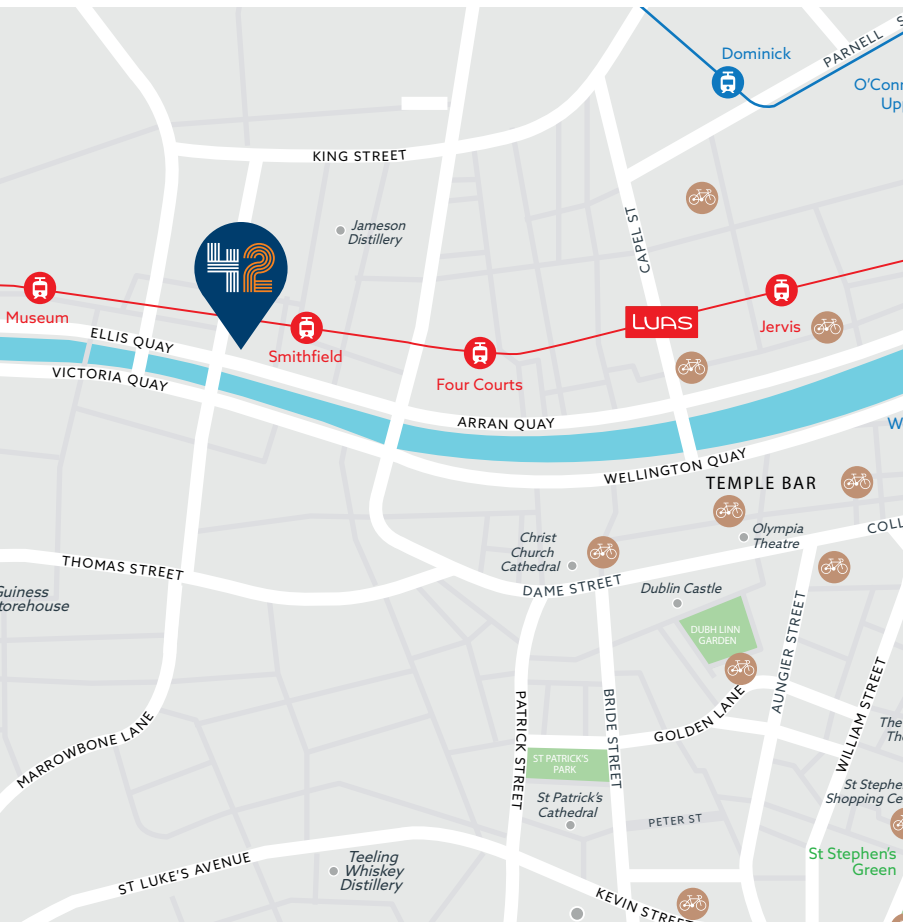
- The subject property comprises a 4-storey over basement mixed use property
- Property comprises:
Ground Floor & Basement - Retail
First - 2 Bed Apt
Second - 2 Bed Apt
Third - 1 Bed Penthouse
- Extending to approximately 208 sq.m. (2,240 sq.ft.)
- Asset Management Opportunity with partial vacancy
- Guide Price €750,000
- Attractive capital value of €335 per sq.ft.



LOCATION

The subject property is situated close to the corner of Arran Quay and Queen Street, in proximity to Smithfield Square, with excellent profile onto the quays. Smithfield Square is a well-known hub for a number of restaurants, bars and shops to include McGettingan's Town House, Oscars Cafe Bar, Chopped, Boojum and The Guinness Storehouse. The property is opposite the Liam Mellows Bridge and benefits from a large volume of footfall and traffic.

Surrounding occupiers include a host of shops, bars, and offices, together with a number of existing and ongoing residential developments. Transport links include the Red Luas Line, which is a short walk from the property, together with numerous Dublin Bus routes, Dublin Bikes and Heuston Station.



DUBLIN BUS
1 min walk



TAXIS
1 min walk



DUBLIN BIKES
3 mins walk



LUAS GREEN LINE
6 mins walk



DART
22 mins walk



PORT TUNNEL
22 mins drive



DUBLIN AIRPORT
30 mins drive

THE PROPERTY

The subject property comprises a 4-storey over basement mixed use property extending to approximately 2,240 sq.ft. Internally, the property comprises of a retail unit on the ground floor above basement level, a 2-bed apartment on the 1st floor, a 2-bed apartment on the 2nd floor and a 3rd floor one bedroom penthouse with excellent views of Dublin city centre and the River Liffey.

SCHEDULE OF ACCOMMODATION & TENANCY INFORMATION

ACCOMMODATION	SQ.FT.	RENT (PER ANNUM)
Basement	366	VACANT
Ground Floor Retail Unit	333	VACANT
1st floor – 2 bed apartment	524	€10,380
2nd floor – 2 bed apartment	524	€16,200
3rd floor – 1 bed penthouse	493	VACANT
TOTAL	2,240	€26,580 pa

Intending purchasers must satisfy themselves as to the accuracy of the measurements and lease details provided in this brochure before submitting a bid.



RATES

The annual Rates payable to Dublin City Council for 2023 are approx. €2,600.

TITLE

Please refer to agent.

GUIDE PRICE

€750,000.

VAT

Please refer to agent.

BER



The property is listed as a protected structure within the latest Record of Protected Structures as per the latest Dublin City Council Development Plan.

METHOD OF SALE

For sale via Online Auction Via Offr.

VIEWINGS

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

SOLICITOR

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AGENT DETAILS

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QRE

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ADVISERS

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.