

For Sale by Private Treaty



24 Pimlico, Dublin 8, D08 P9H9

An excellent investment opportunity comprising 1 ground floor commercial unit and 2 upper floor apartments.

Ground floor commercial unit – approx. 45m²

1st floor 1 bedroom unit – approx. 30m²

2nd floor 1 bedroom unit – approx. 26m²

Asking Price €650,000



BER No. 114500333
EPI: 377.07 kWh/m²/yr

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Description

Excellent Investment Opportunity - Tenants Unaffected

Lansdowne Partnership is delighted to bring to the market for sale by Private Treaty this mixed use investment opportunity in one of Dublin's most central locations.

The property is located ideally within the heart of Dublin City Centre and is a popular choice for investors. Many amenities, bars and restaurants are all only a few minutes' walk from the property while St Stephen's Green and Grafton Street area approximately 15mins walk away, St Patrick's Park, Weaver Park, the Camden Quarter and the leafy banks of the Grand Canal are also within a short walk. The Red and Green Luas lines are both within walking distance from the property allowing for easy travel throughout the City.

Accommodation briefly comprises:

1 x ground floor commercial unit – approx. 45m².

ERV €16,800 per annum

1st floor 1 bedroom unit – approx. 30m².

Current rent €14,400 per annum

2nd floor 1 bedroom unit – approx. 26m².

Current rent €16,800 per annum.

ERV €48,000 per annum

Estimated yield of c. 6.7% per annum.

This property is a very well maintained end of terrace property comprising of three storeys. Both apartments (both currently rented) have separate access at the side of the building.

Viewing is highly recommended.

Accommodation

Ground Floor Commercial Unit - approx. 45m²

Reception Area – c. 4.67m x 4.04m (15' 3" x 13' 2")

Tiled floor.

Meeting Room – c. 3.47m x 3.06m (11' 3" x 10')

Tiled floor. Cupboards x 2.

Kitchen/Dining Area - c. 4.58m x 2.73m (15' x 8' 9")

Fitted kitchen. Tiled floor. Access to rear laneway. Access to hallway to apartments.

Bathroom – c. 1.52m x 1.11m (4' 9" x 3' 6")

Wc, whb. Tiled floor.

Storage area – c. 1.15m x 0.88m (3' 7" x 2' 2")

Tiled floor.

First Floor Apartment – 24 B – approx. 30m²

Living Area/Bedroom – c. 4.58m x 3.19m (15' x 10' 4")

Wooden floor. Tiled fireplace.

Kitchen/Dining Area – c. 3.89m x 2.84m (12' 7" x 9' 3")

Fitted kitchen. Wooden floor. Door to patio area.

Outdoor patio area – c. 4.65m x 4m (at widest point)

Bathroom – c. 2.56m x 1.74m (8' x 5' 7")

Wc. Whb. Partly tiled walls. Shower.

Second Floor Apartment – 24 C – approx. 26m²

Living Area/Kitchen – 4.32m x 3.02m (14' 1" x 9' 9")

Fitted kitchen. Wooden floor.

Bedroom – c. 3.80m x 3.35m (12' 4" x 10' 9")

Bathroom – c. 1.70m x 1.66m (5' 5" x 5' 4")

Wc, whb. Shower. Tiled floor and walls.

Outside -

On-street parking



Property Features

- Prime Location on Dublin South City Centre
- Mixed Use Investment
- Combined ERV €48,000 per annum.
- Estimated yield of c. 6.7% per annum.
- Direct access to shops, transport links and amenity space.
- Excellent high demand rental location
- Size -
 - 1 x ground floor commercial unit – approx. 45m2.
 - 1st floor 1 bedroom unit – approx. 30m2.
 - 2nd floor 1 bedroom unit – approx. 26m2.



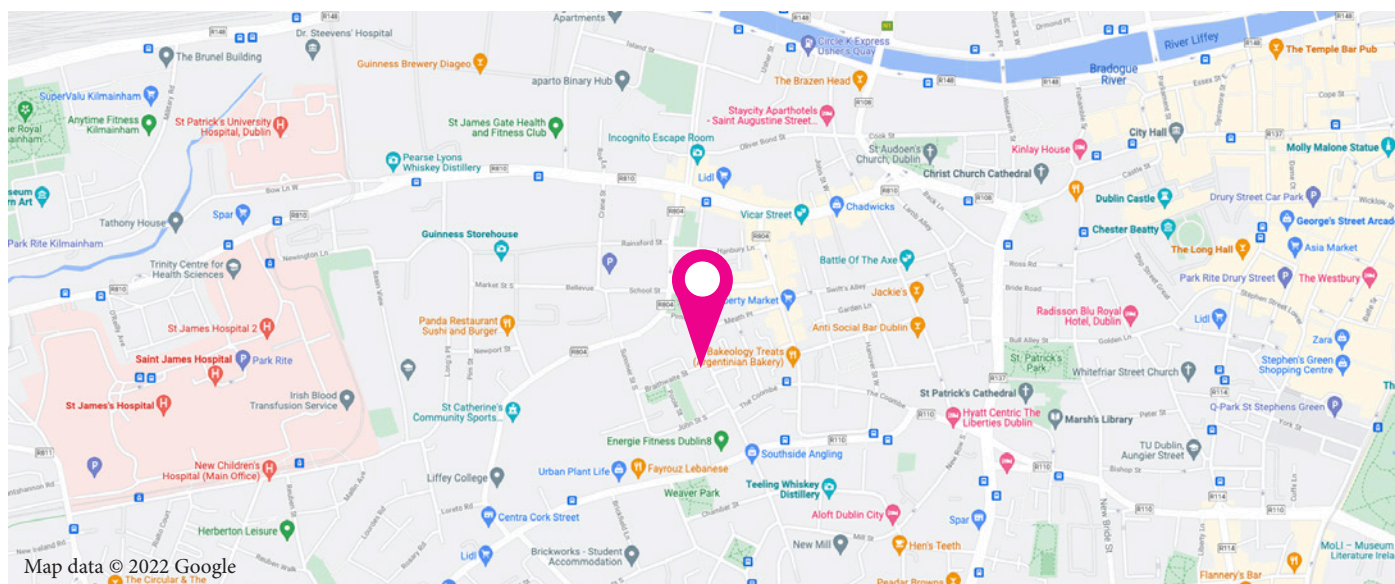
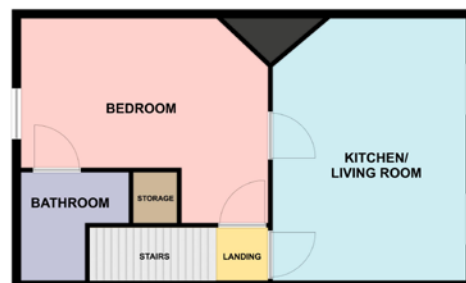


Floor Plans

Not to scale.

For illustration purposes only

FLOOR 2



Directions

On the South City Centre, coming from St Patricks Cathedral towards St James' Gate, continue along the Coombe towards John Street South, turn right at the junction with Ardee Street and Pimlico. When on Pimlico, continue along the road and number 24 is located on the right side.

Lansdowne
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ESTATE AGENTS

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