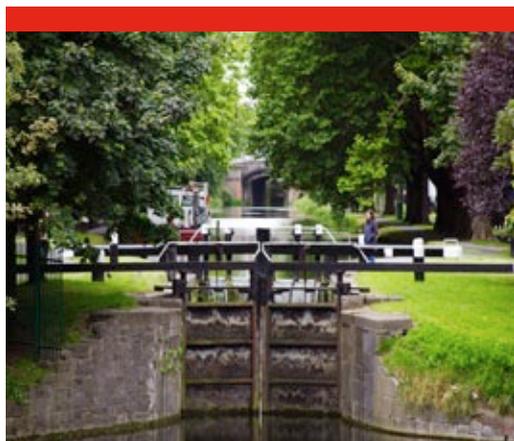




OFFICE MARKET REPORT Q2 2016

South Georgian Core, Dublin

Lisney



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Georgian Buildings Overview

Dublin's south Georgian core comprises the areas within Merrion Square, Fitzwilliam Square and St. Stephen's Green, along with immediately adjoining streets. The area is dominated by business users with relatively few buildings currently in residential use.

Over the years, demand for period buildings in Dublin's south Georgian core has fluctuated. Given the size of the buildings, averaging 3,000 to 5,000 sq ft (net), demand traditionally came from professional services practices (such as legal, medical and accounting firms) that required office headquarters in Dublin 2. From the early to mid-2000s, additional demand came from those wanting to re-establish the original residential use and occupy the properties as private homes.

In 2005 / 2006, the prevailing sales price of these period buildings with vacant possession (VP) ranged between €1,000 and €1,600 psf. This depended on the features and condition of the building and also whether there was a mews building or site to the rear. Where the original garden was included in a sale, either developed with a mews building or used for surface car parking, the property was considered more valuable.

The top price achieved for a Georgian building was in June 2007 when 90 Merrion Square was sold by the FAI for €1,940 psf. This totalled €9m and included an extensive garden to the rear.

Between 2008 and 2011 there was little or no demand for Georgian buildings. Onerous conservation and building control policies for protected structures and the quantity of alternative modern accommodation at more favourable rates, resulted in the previous demand for these buildings depleting. Furthermore, due to the collapse of the residential market, there was also no demand to convert properties back to residential use.

In 2012, a revival of interest began from both commercial and residential owner-occupiers. That year, there were three VP sales, the lower two at €144 psf and €246 psf respectively. The other sale was at a much higher rate, at €442 psf. This property received a premium due to the fact that it was in residential use and in excellent condition.

In 2013, the number of transactions increased on the previous year with seven VP sales recorded. The prices achieved ranged between €133 psf and €337 psf. The property at the lowest end of the range was in need of significant refurbishment and did not include a mews, while those at the upper end were in excellent condition and had car parking spaces attached.

Notably, interest has bounced back strongly over the last two and a half years in particular. The number of VP sales in 2014 reached 21. This is an increase of 200% from 2013 levels. Achieved prices ranged from €311 psf to €754 psf. The sale at the lowest end of the range was in need of refurbishment while the property at the upper-end had some short-term income.

There were 12 VP sales in 2015 and achieved prices ranged from €307 psf to €680 psf. At the upper end of the range, the sales included either a mews building or had multiple car parking spaces.

In the first half of 2016, five Georgian properties with vacant possession have sold. Achieved prices ranged from €489 psf to €574 psf. The lowest level achieved has no car parking while the sale with the highest rate has a lift, a significant number of car parking spaces and offers very good residential conversion potential.

Current market conditions mean that there is an opportunity for those who own similar Georgian properties and are considering a sale. They can capitalise on the favourable market sentiment and achieve strong prices.

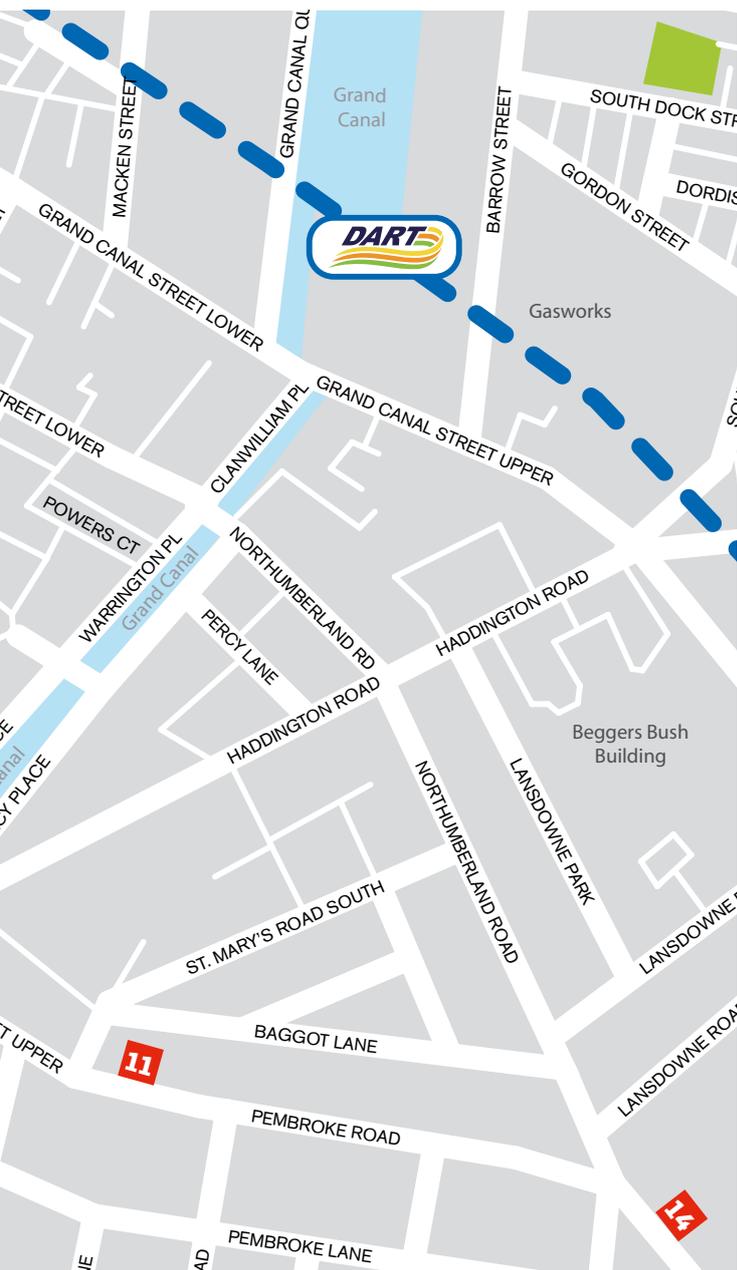


2012			
1	65 Baggot Street Lower	€246	B
2	24 Fitzwilliam Square	€442	E
3	10 Herbert Place	€144	A
2013			
4	40 Fitzwilliam Place	€202	C
5	95 Merrion Square	€133	E
6	2 Fitzwilliam Street Upper		E
7	17 Fitzwilliam Square	€214	C
8	66 Merrion Square	€320	C
9	10 Fitzwilliam Square	€211	E
10	9 Merrion Square	€337	D

2014			
11	10 Pembroke Road	€255	E
12	47 Mount Street Upper	€561	A
13	6 Merrion Square	€182	E
14	85 Pembroke Road	€478	A
15	40 Fitzwilliam Square	€347	D
16	42 Fitzwilliam Place	€299	D
17	14 Mount Street Upper	€315	B
18	2 Fitzwilliam Square	€492	E
19	38 Fitzwilliam Place	€237	D
20	19 Fitzwilliam Place	€387	D
21	29/30 Fitzwilliam Square	€313	C
22	23 Herbert Place	€311	
23	4 Fitzwilliam Square	€288	E
24	104 Baggot Street Lower	€268	B
25	17 Mount Street Upper	€543	C
26	63 Mount Street Lower	€347	E
27	56 Fitzwilliam Square	€457	E
28	12 Merrion Square	€393	D
29	62 Lower Baggot Street	€280	C
30	4 Mount Street Upper	€754	
31	8 Upper Fitzwilliam Street	€360	B

2015			
32	47 Merrion Square	€372	C
33	40 Lower Baggot Street	€411	B
34	63 Lower Leeson Street	€463	D
35	53 Merrion Square	€445	D
36	4 Pembroke Street Lower	€680	B
37	10 Herbert Street	€322	B
38	43 Fitzwilliam Square	€568	A
39	95 Merrion Square	€491	E
40	30 Fitzwilliam Street Upper	€354	E
41	13 Fitzwilliam Street Upper	€370	C
42	32 Mount Street Upper	€355	C
43	19-22 Lower Baggot Street (The Baggot Buildings)	€307	D

2016			
44	75 Merrion Square, Dublin 2	€574	D
45	8 Upper Fitzwilliam St., Dublin 2	€559	B
46	46 Upper Mount Street	€512	D
47	17 Merrion Square	€489	A
48	40 Fitzwilliam Square	€508	D



Disclaimer:

The sales prices and property details listed have been gathered from various sources and we cannot confirm the accuracy of all information. Consequently, these details are for information purposes only to outline market trends and should not be relied on for valuations or any other purposes. Lisney bears no liability for any losses, damages, costs or expenses suffered by any person as a result of any reliance on this information.

Lisney Offices



James Nugent
Chairman
E: jnugent@lisney.com



Paul Hipwell
Divisional Director
E: phipwell@lisney.com



Maeve Furlong
Divisional Director
E: mfurlong@lisney.com



Deborah Mahon
Chartered Surveyor
E: dmahon@lisney.com



Regina King
Surveyor
E: rking@lisney.com



Thomas Byrne
Surveyor
E: tbyrne@lisney.com

Lisney Research



Aoife Brennan
Divisional Director
E: abrennan@lisney.com



Tanya Duffy
Property Researcher
E: tduffy@lisney.com



St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2
T: +353 1 638 2700
E: dublin@lisney.com

103 Upper Lesson Street,
Dublin 4
T: +353 1 638 2700
E: dublin@lisney.com

106 Lower George's Street,
Dun Laoghaire, Co Dublin
T: +353 1 280 6820
E: dl@lisney.com

1st Floor, Montgomery House,
29-33 Montgomery Street,
Belfast BT1 4NX
T: +44 2890 501 501
E: property@lisney-belfast.com

141 Lower Drumcondra Road,
Dublin 9
T: +353 1 884 0700
E: drumcon@lisney.com

11 Main Street, Dundrum,
Dublin 14
T: +353 1 513 2727
E: dundrum@lisney.com

Terenure Cross,
Dublin 6W
T: +353 1 492 4670
E: terenure@lisney.com

1 South Mall,
Cork
T: +353 21 427 5079
E: cork@lisney.com

Associate Offices:
Conway Auctioneers, Kildare
Smith Harrington, Navan