

Lisney

BER E2

For Sale

ATIONS
TYARD

The Courtyard, 40a Main Street, Blackrock, Co. Dublin | A94 Y1R7



Office Investment with a passing rent of €38,544 pa



Potential for change of use to residential (SPP)



Blackrock Town Centre location



Entire building extends to approx. 236 sqm (2,540 sqft)
NIA



Tenants not affected by the sale



Location

The Courtyard, 40a Main Street is located on the east side of Main Street, Blackrock, near the junction with Carysfort Avenue and Temple Road. The property is well served by public transport including the Blackrock Dart Station and Dublin Bus routes such as the 4, 7/a, 17, 46e, 84/a, and 114 connecting the property to areas such as Ballsbridge, Greystones, Mountjoy Square, and Phibsborough.

Blackrock is an affluent suburb, situated approximately 9km to the southeast of Dublin city. Blackrock Village offers an excellent range of shops, cafes, restaurants, and bars such as The Blackrock, the Liath Restaurant, and Bear Market Coffee, making it a popular office location, and attracting notable household names such as Allianz, Zurich Insurance, and Permanent TSB.



Main Street

Idrone Lane



Description

The property comprises an L shaped two-storey over basement mews currently in office use extending to approx. 236 sq.m (2,540 sq.ft). It has a traditional granite façade, with a pitched slate roof and is accessed through a landscaped front garden. There is also rear access from Idrone lane.

The ground floor and basement are a mix of open plan and cellular offices. There is a reception area, kitchenette, store and bathrooms. The first-floor offices are bright and airy and feature high vaulted ceilings and velux roof lights.

There is a feasibility study showing the potential change of use from office to residential to comprise three No. 2 bedroom units extending from 95 sq.m to 126 sq.m. (subject to planning permission).

Accommodation

The accommodation and approximate floor areas comprise (NIA):

Description	Sqm	Sqft
Basement	49	526
Ground floor	85	915
First floor	102	1098
Total	236	2,540

All intending purchasers are specifically advised to verify the floor area and undertake their own due diligence in this regard.

Tenancies

The ground floor and basement are leased to Gloss Publications from 15th May 2022 to expiry in 30th April 2023 at a passing rent of €19,792 per annum. Currently overholding.

The first floor is leased to RMA Architecture Limited from April 2017 to expiry in April 2027 at a passing rent of €18,752 per annum.

Both tenants have signed Deed of Renunciations.

The total passing rent is €38,544.



BER Information

BER: **E2**

Title

We understand the property is held freehold / long leasehold.

Price

Offers are sought in excess of €700,000 Exclusive.

Viewings

For further information or to arrange a viewing, please contact sole selling agent:

For further information

Thomas Byrne

T: 087 639 7126

E: tbyrne@lisney.com

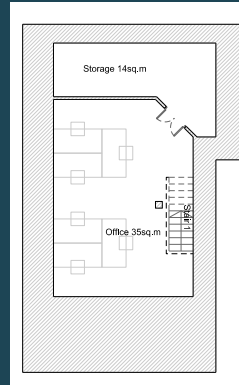
Alannah Kennedy

T: 083 372 8606

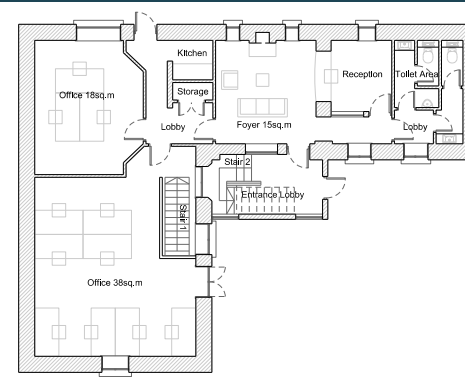
E: akennedy@lisney.com

Floor Plan

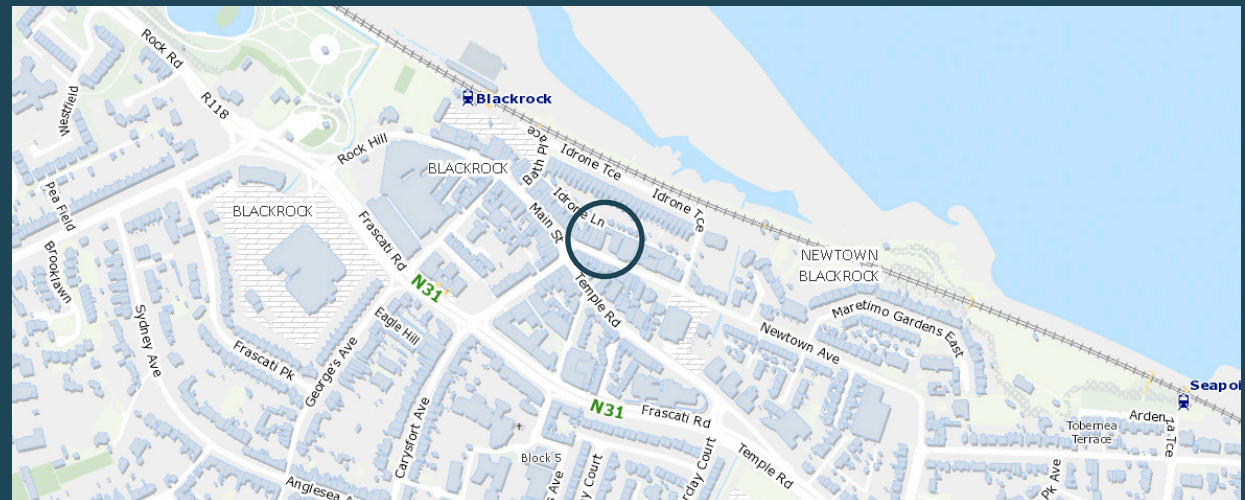
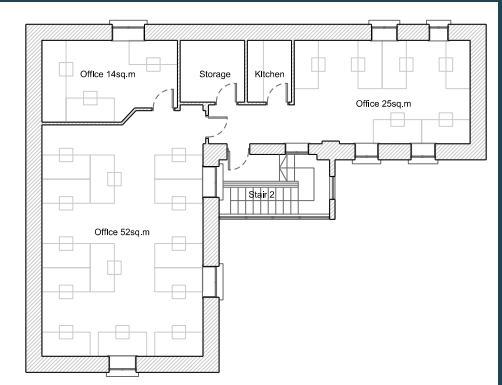
Basement



Ground Floor



First Floor



Lisney
St. Stephen's Green House
Earlsfort Terrace
Dublin 2
D02 PH42

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.