

**FOR SALE**

**94 Lower Drumcondra Road, Drumcondra, Dublin 9**

**Lisney**

COMMERCIAL REAL ESTATE





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*\*for identification purposes only*



## ABOUT THE PROPERTY

Two-storey mixed-use investment opportunity producing €178,580 per annum.

Comprises four shop fronts on the ground floor and 4 apartments (3 x 2 bedrooms & 1 x 3 bedrooms) with independent access

Well serviced by public transport and is within reach of any service/amenity.

Elevated location overlooking the Bishops Place on Drumcondra Road Lower

Tenants not effected.

### LOCATION

The subject property is set in an elevated position overlooking the Bishops Place on Drumcondra Road Lower. This strategic location offers excellent visibility and accessibility, benefiting from a high volume of both pedestrian and vehicular traffic.

Drumcondra is an affluent densely populated residential suburb on the north side of Dublin City. Drumcondra is located just 1.6km north of Dublin city centre and its general surrounds provide a wide variety of shops, boutiques, bars, restaurants, schools and universities. There are also ample leisure and recreational facilities in the area including Croke Park, Tolka Park and Home Farm Football Club and The Botanic Gardens. Easy access is enjoyed to the city centre, IFSC, Dublin Airport, Beaumont, Mater & Temple Street Hospitals, DCU and the M1/M50 Motorways.

The property is highly accessible, with convenient access to public transport options including Drumcondra DART station, multiple Dublin Bus routes, and Dublin Bikes stations, all within a short walk.

### DESCRIPTION

94 Lower Drumcondra Road comprises a two-storey mixed use building extending to approximately 497 sq.m (5,350 sq.ft). The property incorporates a parade of four shopfronts on the ground floor and four generous apartments comprising 3 x 2 bedrooms & 1 x 3 bedrooms upstairs and to the rear.

The retail units on the ground floor extend to approx. 160 sq.m ( and include a café, gourmet food store and beauty salon). The retail units benefit from on street seating. The residential units are self-contained apartments and benefit from separate access to the retail units.

The building is presented in excellent condition throughout and retains many features including decorative corncicing, ceiling roses, sash windows and flanking pediment bay.

The property also benefits from a large rear garden extending to approx. 575 sq.m. This space offers potential for further development, subject to planning permission.













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The building  
is presented  
in excellent  
condition  
throughout.

## TENANCY DETAILS

| Unit                | Area (sq.m) | Area (sq.ft) | Rent            | Comments   |
|---------------------|-------------|--------------|-----------------|--|
| Unit 94a            | 50          | 538          | €20,000         | Let to Bread & Butter Food Hall and Deli on 10 year lease from 09/01/2023 with rent reviews every 5 years.       |
| Unit 94b            | 50          | 538          | €20,000         | Let to Allure Beauty & Spa Ltd. on 4 year & 9 month lease from 09/01/2021 with rent reviews every 5 years.       |
| Unit 94c 1&2        | 70          | 753          | €40,000         | Let to The Lovely Food Company Drumcondra Ltd. on 10 year lease from 09/01/2023 with rent reviews every 5 years. |
| Apartment 1 (2 bed) | 72          | 775          | €24,180         | Private residential  |
| Apartment 2 (2 bed) | 83          | 893          | €23,400         | Private residential  |
| Apartment 3 (3 bed) | 100         | 1,076        | €26,400         | Private residential  |
| Apartment 4 (2 bed) | 72          | 775          | €24,600         | Private residential  |
| <b>Total</b>        | <b>497</b>  | <b>5348</b>  | <b>€178,580</b> |  |

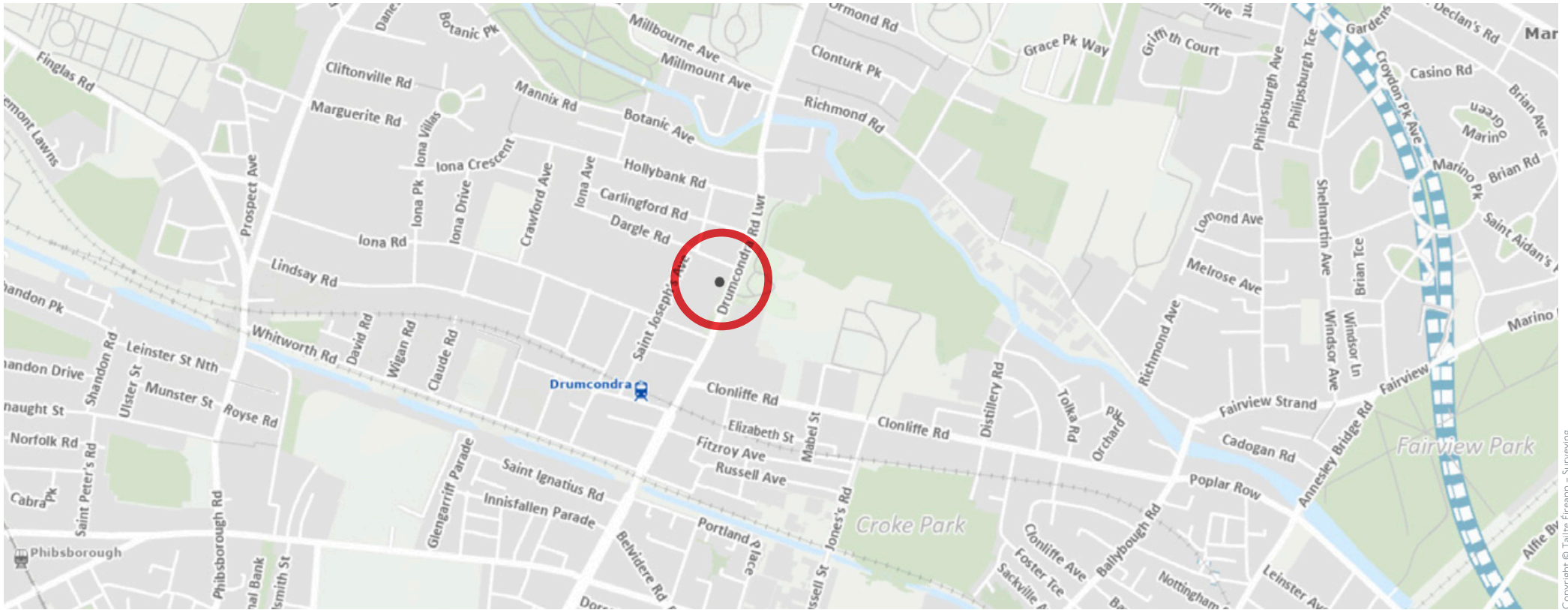


\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence



Easy access is enjoyed to the city centre, IFSC, Dublin Airport, Beaumont, Mater & Temple Street Hospitals, DCU and the M1/M50 Motorways. .

### LOCATION MAP



### PRICE

Guiding €2,400,000, representing a net initial yield of 6.77% assuming standard purchasers costs at 9.96%.

### TITLE

We understand the property is held freehold

### BER INFORMATION

**BER EXEMPT**

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Viewing Strictly by appointment with the sole letting agent Lisney.

#### Lisney Commercial Real Estate

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