



77 MERRION SQUARE SOUTH , DUBLIN 2

PRIME GEORGIAN INVESTMENT FOR SALE BY
PRIVATE TREATY

FOR SALE

Lisney

COMMERCIAL REAL ESTATE



Prestigious Georgian investment opportunity



One of Dublin's most sought after locations overlooking Merrion Square



Five storey over basement Georgian building extending to 5,923 sq ft



7 car parking spaces to the rear



Passing rent of €173,040 per annum with a vacant top floor 2 bedroom apartment



Further potential to increase the rental income via letting the apartment & fixed rental uplifts for the offices



Tenants not affected

Location

77 Merrion Square South enjoys a prominent and commanding position on the southern side of the square next to Government Buildings. Merrion Square would be considered one of Dublin's most prestigious addresses with many professional bodies located within the immediate vicinity.

The vicinity is well served by public transport with the Pearse Street DART station and the LUAS Green line stops at Dawson Street & St. Stephen's Green located within a short walking distance. There are also numerous Dublin bus routes accessible on Merrion Square serving the greater Dublin area and beyond and there is a Dublin Bikes station directly opposite the building, next to the park's entrance.

The property is situated near some of Dublin's leading leisure, retail, and corporate office locations and the surrounding area benefits from a wide variety of restaurants, cafes, bars, and hotels. Notable occupiers nearby include Dail Eireann, Leinster House, ESB headquarters, the Merrion Hotel & the Leinster Hotel, the Natural History Museum, and the National Gallery of Ireland.



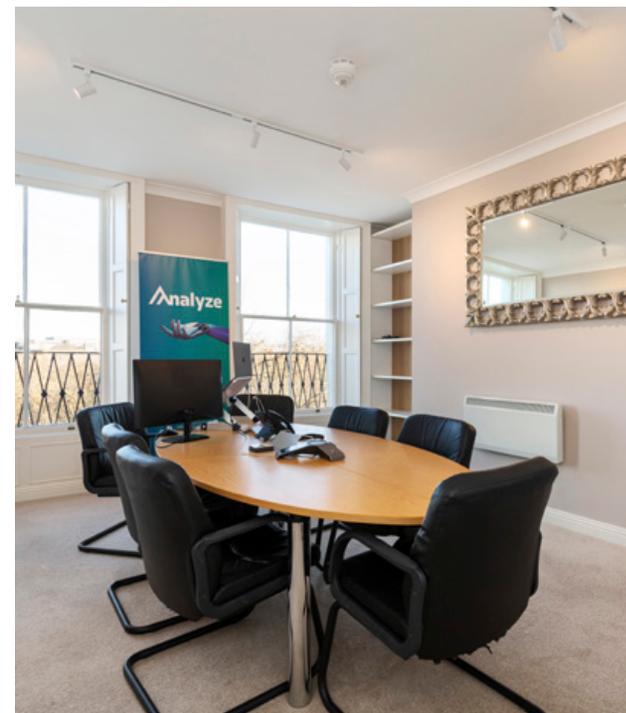
Description

No 77 Merrion Square South comprises a five-storey over basement, mid-terrace Georgian property extending to approximately 550 sq.m (5,923 sq ft).

The property is in excellent condition throughout and is primarily in office use and is multi-occupied, with a large two-bedroom apartment situated on the fourth floor. The lower ground floor benefits from dual access via Merrion Square South and Fitzwilliam Lane to the rear.

FLOOR	FLOOR AREA SQ.M (NIA)	FLOOR AREA SQFT (NIA)
Basement / Lower Ground Floor	106	1,145
Ground Floor	94	1015
1st Floor	71	769
1st Floor return	34	368
2nd Floor	72	777
3rd Floor	74	794
4th floor (2 bed apartment)	98 (GIA)	1,056 (GIA)
TOTAL	550	5,924

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



Analyze





Tenancy Schedule

TENANT	ACCOMMODATION	SIZE SQFT (NIA)	CARS	COMMENCEMENT DATE	LEASE EXPIRY	RENT P.A
Breast Cancer Ireland	Lower Ground Floor	1,145		01/06/2025	01/06/2030	€27,500
TD Fitzpatrick's	Ground Floor	603	2	01/10/2024	01/07/2029	€25,200
Finnegan Specialist Psychotherapy Service	Part Ground floor	374		01/09/2025	01/06/2030	€13,000
Aidan Fitzpatrick / Eric Bradshaw	1st Floor	769		01/01/2024	01/01/2029	€24,000
Thirty Three Tree Limited	1st Floor return	368		01/01/2021	01/10/2025	€8,500
Business To Arts CLG	2nd Floor	777		01/03/2024	01/12/2028	€30,000
Analyze	3rd Floor	794		01/01/2024	01/10/2028	€30,000
Vacant 2 Bedroom Apartment	Fourth Floor	1,056 (GIA)				Vacant
Aidan Fitzpatrick / Eric Bradshaw	Car Space		1	01/01/2025	31/12/2025	€2,000
Irish Co-Operative Organisation	Car space no 4		1			€3,300
Alchemie Financial Services	Car space no 5		1			€3,120
Clive Ferris Solicitor	Car space no 6		1			€3,120
Oriel Gallery	Car space no 7		1			€3,300
TOTAL			7			€173,040

Zoning

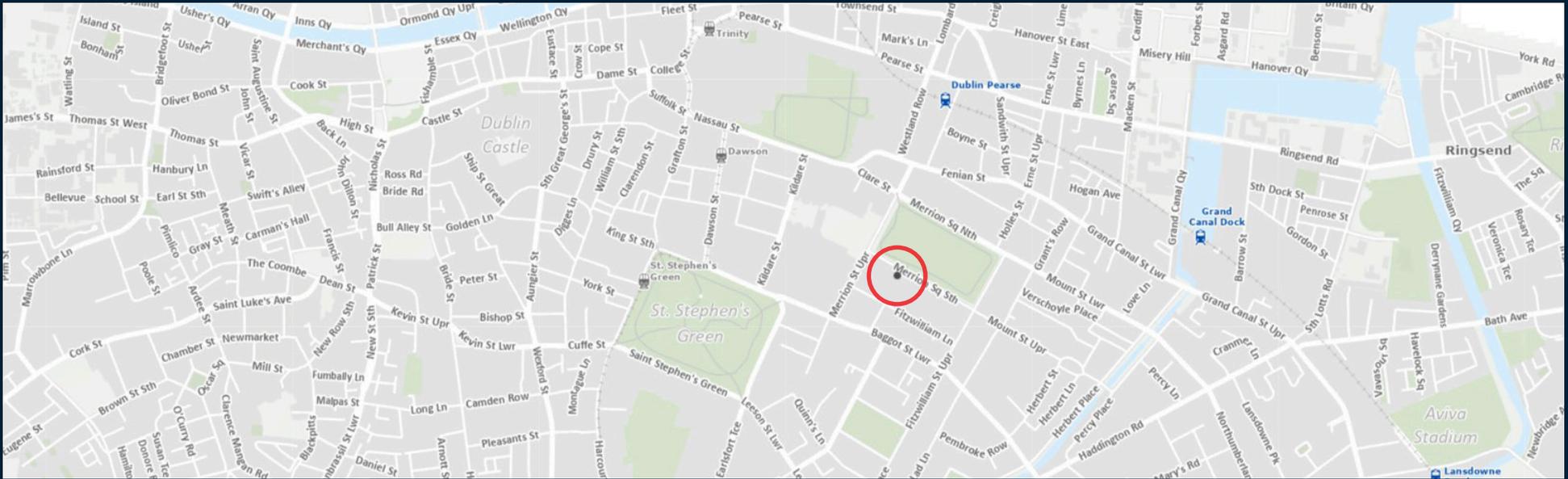
This property is zoned as Zone Z8: Georgian Conservation Areas - To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective-under the Dublin City Council Development Plan 2022.

Price

Offers are sought in excess of €2,600,000 exclusive, representing an immediate net initial yield of 6.05% with potential reversionary yield of approx. 7.31% and a capital value of €439 per sq.ft

BER

BER EXEMPT



Viewings

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

Thomas Byrne

E: tbyrne@lisney.com | T: +353 87 639 7126

Harry Talbot

E: htalbot@lisney.com | T: +353 85 228 3450

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St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 | t: +353 1 638 2700 | e: dublin@lisney.com

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