

FOR SALE BY PRIVATE TREATY
FULLY LET INVESTMENT

052

PEMBROKE ROAD
DUBLIN 4

A SUPERBLY LOCATED INVESTMENT
PRODUCING €84,000 PER ANNUM



FINNEGAN
Menton



z52

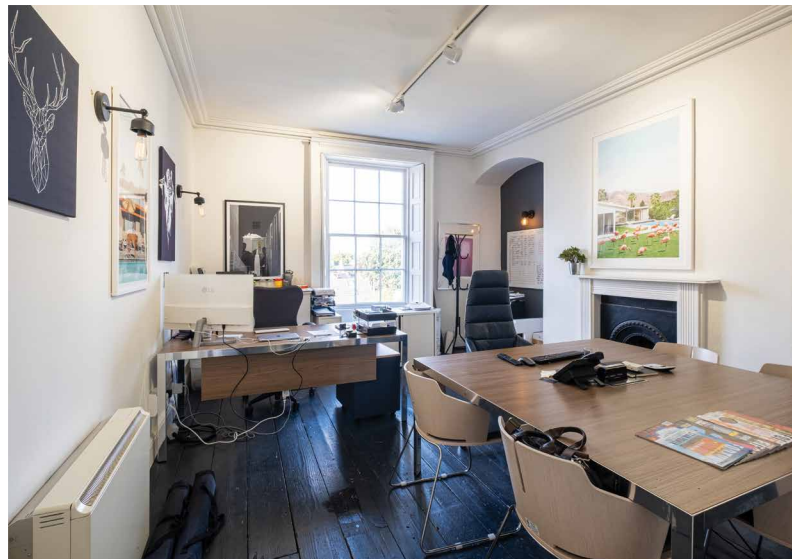


Location

No. 52 Pembroke Road occupies a prime location on the northern side of Pembroke Road in Dublin 4 close to the junction with Wellington Road and close to Upper Baggot Street and Northumberland Road in Ballsbridge, one of Dublin's premier addresses.

Ballsbridge is home to a number of high profile office users which include the likes of Bank of Ireland, Amazon, Morgan McKinley and Eaton Corporation just to name a few of the many occupiers. The position of the property is just c.500 meters from all amenities Baggot Street Upper has to offer with a host of pubs, restaurants, cafes and retail outlets. This area is home to the Embassy of the United Arab Emirates and the United States of America among others with numerous hotels such as the Dylan, Mespil and Jurys Hotel all within walking distance.

The area is well served by public transport with the DART located nearby at Lansdowne Road and numerous cross city bus services passing the front door.



Description

An impressive period building in a prominent location of Ballsbridge. This mid-terrace building is 4 storey over garden level and extends to an overall Gross Internal Area of c.380.5 sq.m. (c.4,195 sq.ft.) with Montessori school at garden level with the upper floors let as offices. The building is in pristine condition and very well presented throughout while still retaining many of the original period features one would expect from a property of this vintage.

Alternatively, the property would suit conversion to a magnificent private residence, (subject to planning) while still maintaining an income from the investment while planning is being sought. Internally the property is of typical Victorian layout with well-proportioned rooms with high ceilings at hall and 1st floor level, large sash windows allows natural light flow throughout the property. Many of the original features are still present, including fireplaces and decorative plasterwork. Externally the property is set back from Pembroke Road with granite steps leading to the hall floor entrance door. The street level garden part of the building is self-contained and accommodates a Montessori school while also having interconnecting internal stairs from the basement to the upper floor of the building. The Montessori also includes the hall floor return room. To the rear is a courtyard and private raised terrace area.



Lease

Garden level and hall floor return level is let to Pembroke Montessori Limited for 2 years 9 months from 1st October 2018 expiring 31st July 2021 paying €24,000 p.a. with a tenant break option on or after 31st December 2019, subject to 4 months prior written notice and subject to a rental penalty of 2 months rent. Pembroke Montessori Limited have renounced their tenancy rights. This lease was a renewal of a previous lease from 2013.

The hall floor, 1st floor, 2nd floor and 3rd floor is let to Connect Project Management Limited on a 4 year lease from 24th April 2017 (expiring 23rd April 2021) at a rent of €60,000 per annum. No tenants rights of renewal applies. The total passing rent is €84,000 per annum. The current estimated rental value is c.€105,000 p.a.

Investment Highlights

- A fully let investment property with an income of €84,000 per annum.
- Let on two leases to Pembroke Montessori Limited and Connect Project Management Limited.
- A well presented building with many period features still intact.
- Prime location in Ballsbridge, Dublin 4 home to many Embassies and proposed location for Amazon's new Headquarters.
- Next to a host of amenities including hotels, restaurants, cafes and bars.
- Overall Gross Internal Area of the building is c.4,195 sq.ft.

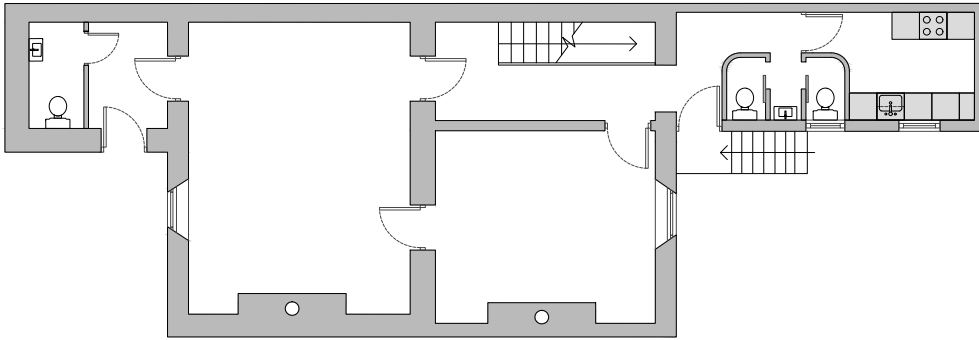


Accommodation

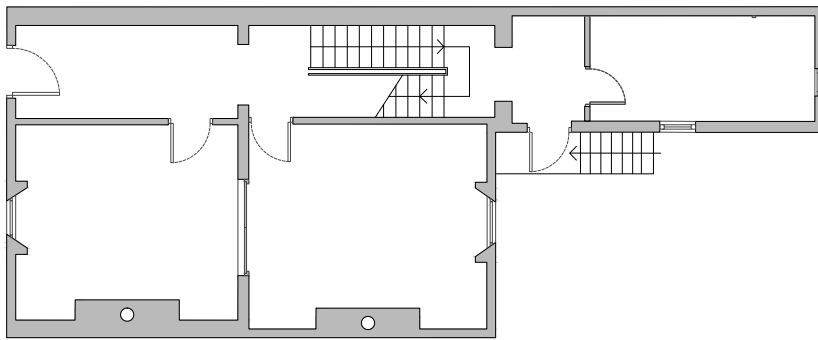
CRECHE	Gross / Net Area	Sq.m.	Sq.ft.	Tenant	Lease
Ground Floor	GIA	90.6	975	Pembroke Montessori Limited	A lease up to 31 July 2021 at a rent of €24,000 per annum. Subject to a tenant termination clause after 31st December 2019, subject to notice and rent penalty. Tenant has renounced their tenancy rights
Hall Floor		17.1	185		
Total Gross Internal Area		107.7	1,160		Rent P.A. €24,000
OFFICES	NIA				
Hall Floor	NIA	46.2	497	Connect Project Management Limited	A 4 year lease from 24th April 2017, paying a rent of €60,000 per annum. No tenant rights apply to this the lease agreement.
First Floor		66.5	716		
Second Floor		56.5	608		
Third Floor		23.0	247		
Total Net Internal Area		192.2	2,068		
Overall Floor Area (Gross & Net)		299.9	3,228		
Total Gross Internal Area		389.7	4,195		Total Rent P.A. €84,000

Note: The property has been measured on a Net Internal floor area basis on the upper office floors and Gross Internal area on the creche at garden level. All intended purchasers are specifically advised to verify the floor area and undertake their own due diligence.

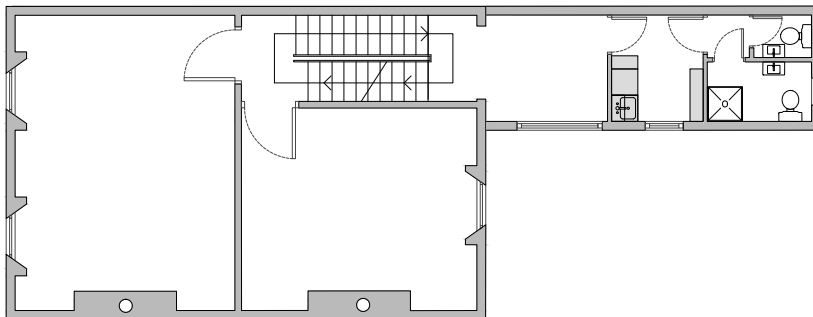
Floor Plans



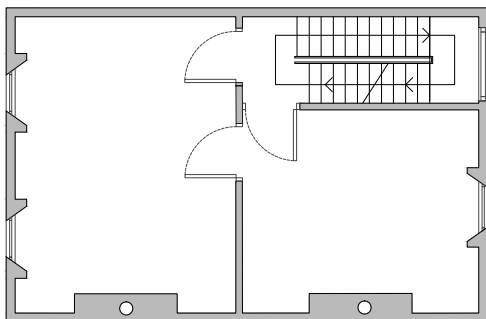
Garden Level (Basement)



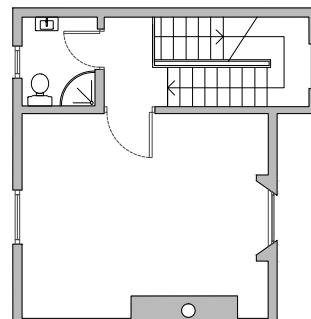
Hall Floor Level



First Floor



Second Floor

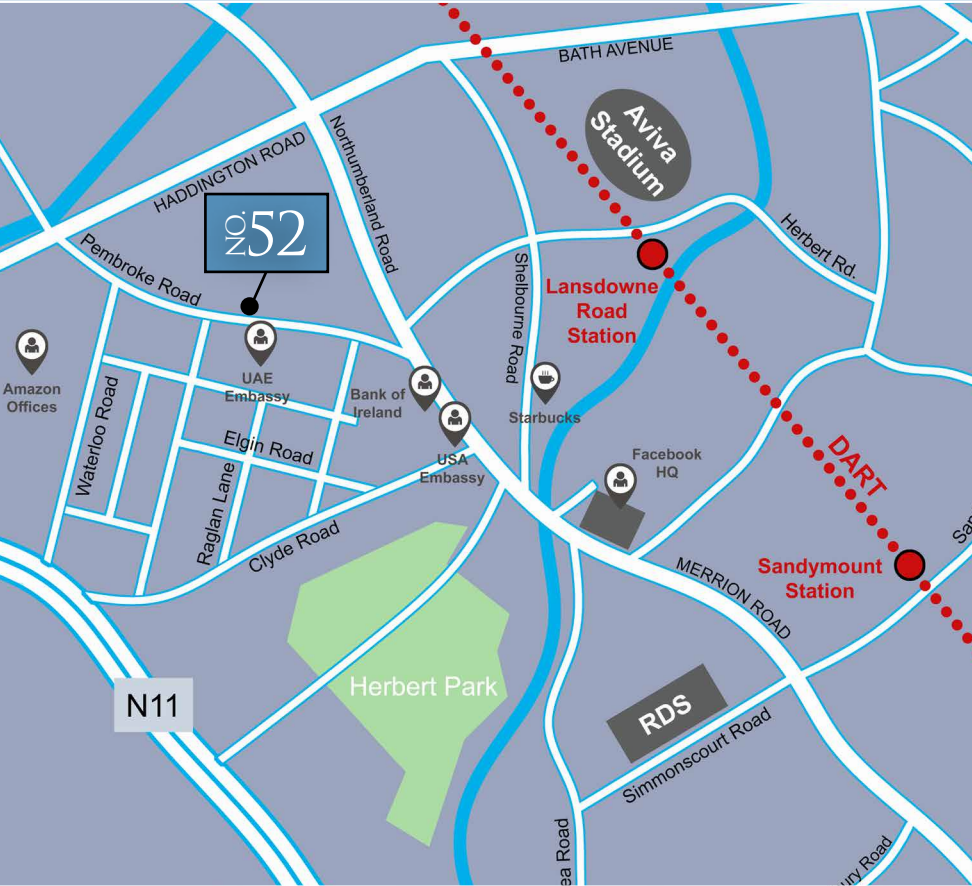


Third Floor

Not to scale. For illustrative purposes only.

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PEMBROKE ROAD DUBLIN 4



Town Planning:

The property is located in an area zoned Objective Z2 "To protect and / or improve the amenities of residential conservation area" under the Dublin City Council Development Plan 2016 – 2022.

The property is identified as a Protected Structure.

Title:

Freehold.

BER:

Exempt. (Protected Structure)

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe or Nicholas Corson on 01 614 7900



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