

For Sale by Private Treaty - Fully Let Office Investment



16 Fitzwilliam Street Upper Dublin 2

A superbly presented property investment producing €130,000 per annum.



FINNEGAN
Menton

Description:

This impressive mid-terrace 4 storey over basement period property extends to a Net Internal Area of c.329 sq.m. (3,541 sq.ft.). The building which is in full office use is in pristine condition and very well presented throughout having been refurbished in 2018. This property still retains many of the original period features one would expect to see in a building of this era with its high ceilings and large sash windows providing the ideal setting.

This building forms part of a network of office hubs for its occupier Tax Accounting Ireland who have a strong presence in Dublin city centre. The property is finished to a high standard throughout and the office fit out benefit from having computer network cabling serving floor boxes as well as perimeter trunking, together with kitchen and shower facilities.

To the rear is a private internal courtyard which is for the exclusive use of the tenant.



Location:

No. 16 Fitzwilliam Street Upper, Dublin 2 is located on the west side of the Street between the junction of Fitzwilliam Square and Lower Baggot Street in the heart of Dublin's commercial, administrative and cultural centre, in one of Dublin's premier office locations. This area is home and Headquarters to a number of well-established national and international organisations including the new headquarter buildings under construction for the ESB and Slack Technologies on Lower Fitzwilliam Street and adjoining Government buildings.

A range of amenities are on the doorstep of this property including well known bars, restaurants and five star hotels all of which service the demand for this much loved location.

This area is well served by public transport links with numerous bus routes operating from Leeson Street, Baggot Street and Merrion Square. The Luas Cross City and Luas Green Line are within 10 minutes' walk on St. Stephen's Green as is DART line services at Pearse Street Station.

Accommodation:

Approximate Net Internal Floor Areas:

	Sq.m.	Sq.ft.
Basement Floor	60.0	646
Hall Floor	67.0	721
First Floor	72.7	782
Second Floor	63.9	688
Third Floor	65.4	704
Total	329	3,541

Note: The property has been measured on a Net Internal floor area basis. All intended purchasers are specifically advised to verify the floor area and undertake their own due diligence.

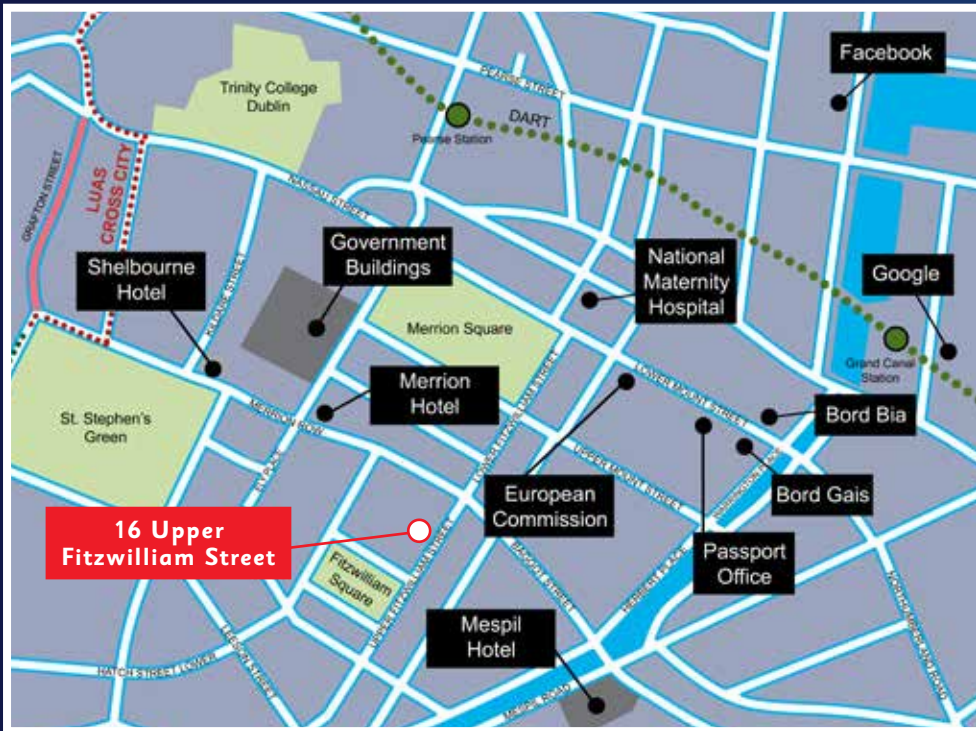


Lease:

16 Fitzwilliam Street Upper is let to TAI Consultants Limited t/a Tax Accounting Ireland on a 10 year FRI lease from 20th July 2018 at an initial rent of €130,000 per annum. The lease allows for an open market rent review on 20th July 2023 and a tenant break option at the same time (subject to 6 months prior). The tenant is responsible for fully repairing the interior and exterior of the building.

Tax Accounting Ireland are a firm of chartered accountants and tax advisors. Their Services range from Auditing of Financial Statements, Accounting, Bookkeeping, Management Accounting and Payroll systems. Other services include Tax compliance, Revenue Audits, Planning & Strategy and Business Finance advise. The company over the last few years has guided as well as assisted small to medium sized companies through the "start-up" phase in providing accountancy services with full management and consultancy for entrepreneurs, national and international companies. The total passing rent is €130,000 per annum.





Investment Highlights:

- Fully let investment producing €130,000 per annum.
- Let on TAI Consultants Limited t/a Tax Accounting Ireland.
- 10 year FRI lease from 20th July 2018.
- Recently refurbished period office building in very good condition.
- Located next to Fitzwilliam Square and Baggot Street in the commercial hub of Dublin 2.
- Next to a host of amenities including hotels, restaurants, cafes and bars.
- Total 329.0 sq.m. (c.3,541 sq.ft.) Net.

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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