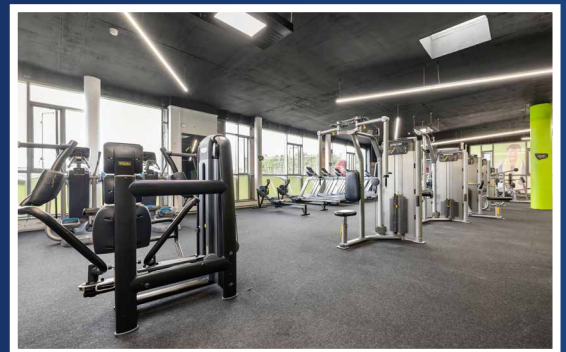


For Sale - Investment Opportunity
Tenant Not Affected



Gym Unit, Lansdowne Gate

**Lansdowne Valley,
Long Mile Road, Dublin 12**



Two-storey Gym Investment producing €65,000 per annum
c. 867.2sq.m. / 9,334sq.ft.



Location:



Lansdowne Gate is superbly located off the Long Mile Road, 6 km southwest of Dublin City Centre. Highly accessible, with the N7 & M50 Motorway less than 2.5km away.



Bluebell Luas Stop (Red Line) is 500m from the property and the Long Mile Road is a quality bus corridor (QBC) route with a high frequency of Dublin Buses.



Lansdowne Gate is perfectly positioned to benefit from the significant residential and business population. It adjoins the Naas Road Corridor - an area designated for major redevelopment.



Occupiers close by include Cocoon Childcare, Aldi & Supervalu Supermarkets, Children's Hospital Ireland along with a number of high-profile car dealerships. Ballymount Industrial Estate is also close by.



Investment Highlights:

- Self-contained two-storey commercial unit, fully fitted as a gym
- Benefits from c. 25 metres of street frontage & 3 dedicated parking spaces along with the right to use 21 shared parking spaces
- Entire let to RNR Health Limited T/A Energie Fitness on an 11-year lease expiring 10th May 2028
- Excellent Investment Opportunity with c.5 years income remaining
- Total current passing rent of €65,000 per annum with strong rental growth potential
- Quoting €740,000 offering an attractive 8.0% net yield return. No VAT payable.
- Low Capital Value of €80.00 per sq.ft.

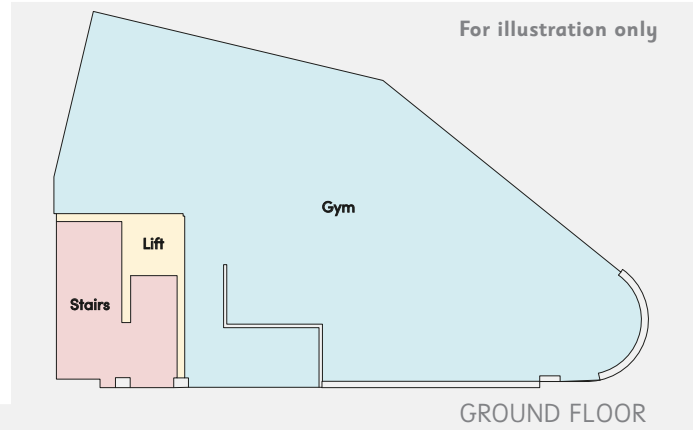
Description:

The subject property briefly comprises a self-contained two-storey commercial unit, and briefly extends to a gross internal area of c. 867.2 sq. m. (9,334 sq. ft.). The property has been finished to a high standard with a stone and brick external finish and benefits from a superb, double-glazed façade offering excellent natural light. Internally, the property has an excellent tenant fit-out, with a fully fitted gym and studio, ladies and gents changing rooms, showers and toilets. The property benefits from having its own passenger lift. There are 3 dedicated basement parking spaces along with the right to use 21 shared parking spaces.

Accommodation:

Approximate Gross Internal Floor Area:

	Sq.m.	Sq.ft.
Ground Floor		
Gym	238.8	2,570
First Floor		
Gym (Incl. Changing Rooms & Office)	628.4	6,764
Total:	867.2	9,334





Tenancy:



The entire is let to RNR Health Ltd t/a Energie Fitness on an 11-year lease from 2nd May 2017 at a passing rent of €65,000 per annum. The lease expires on 10th May 2028 with c. 5 years unexpired term remaining.

Commercial Rates:

The 2023 rates contribution amounts to €21,748.80

Service Charge:

The estimated service charge cost is approximately €4.54 per sq.ft. for 2023

Title:

Long Leasehold

Price:

€740,000 reflecting an NIY of 8.0% assuming purchasers costs of 9.96%

Viewing:

Strictly by appointment through Finnegan Menton 01 614 7900

BER:

B.E.R.: B2 815.56 kWh/m²/yr
B.E.R. Number: 800939175

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