

FOR SALE BY PRIVATE TREATY

3 HERBERT STREET, DUBLIN 2



- Prestigious four storey over basement terraced Georgian Building extending to 314.64 sq.m NIA
- Well located investment occupying a prominent position on Herbert Street
- Well maintained Georgian building with many original features in place
- Producing an income of €43,200 per annum
- Part let / part vacant
- Potential to increase rental income
- Basement has separate access from Herbert Street



KELLY WALSH
property advisors & agents

LETTING AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

www.kellywalsh.ie



Ground Floor Office



First Floor Office



Second Floor Office

LOCATION

The property is situated in a prominent position on the southern side of Herbert Street, a short distance from its junction with Lower Baggot Street.

Located in the heart of Dublin's Central Business District, adjacent to Baggot Street, Merrion Square and Fitzwilliam Square, the area is regarded as one of Dublin's premier business locations.

The areas popularity as an office location is identified by numerous multinational occupiers who have chosen to locate in the vicinity.

These include Bank of Ireland HQ, Google, Treasury Holdings, EBS Building Society, Anglo Irish Bank, AIB Investment Managers and many solicitors' practices.

In terms of amenities, the property is superbly located, only a short distance from the prime retail district of Grafton Street and Stephen's Green.

Nearby Baggot Street and Ballsbridge offer a wide variety of restaurants, bars and hotels and entertainment venues as well as magnificent public parks and canal walks.

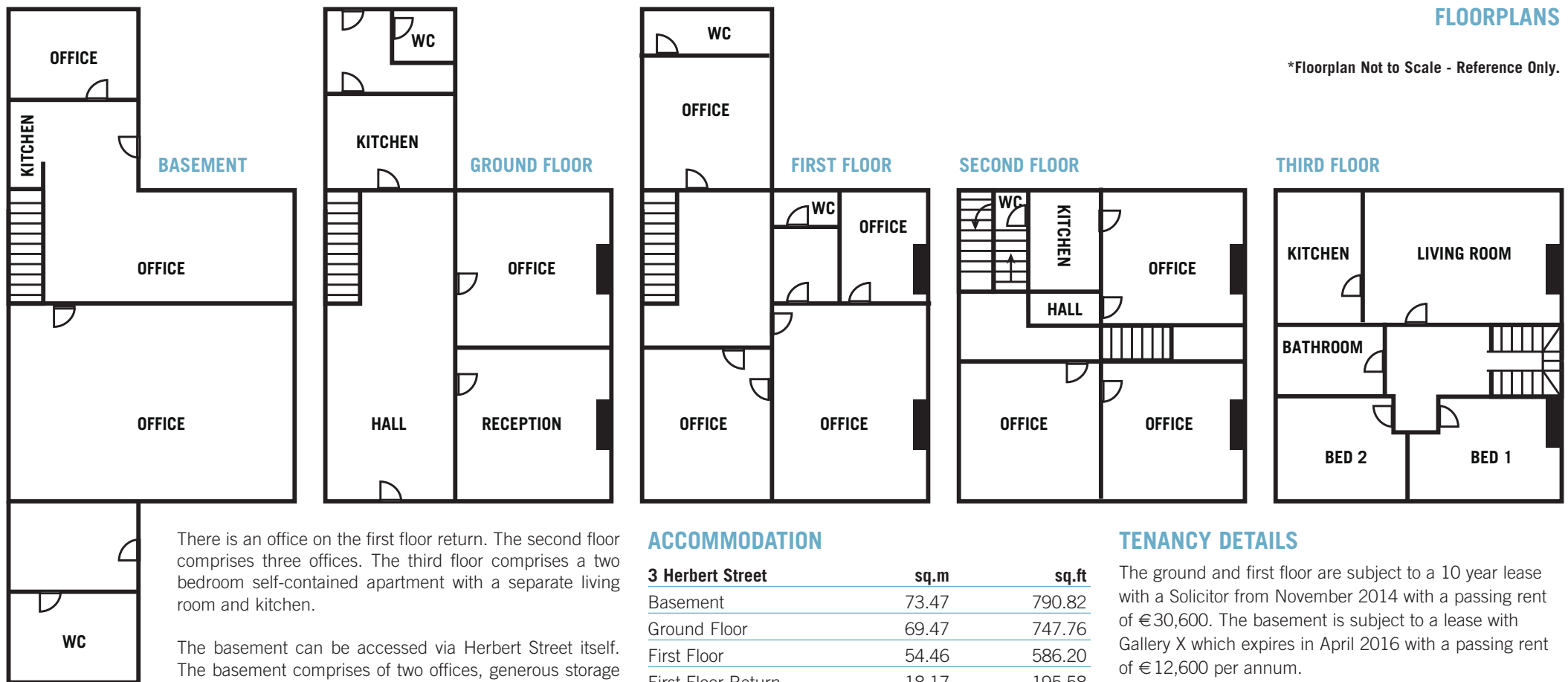
DESCRIPTION

The property comprises a traditional four storey over basement mid terrace Georgian building. The accommodation is bright and spacious. There are well proportioned rooms throughout and the property is divided in a traditional Georgian layout.

The property has all services available and is alarmed. The original features remain and it offers flexible office space. At hall floor level the building comprises an entrance hall, reception and boardroom. The return provides for a kitchen and wc. The first floor accommodates three good sized offices, a kitchenette and wc.

FLOORPLANS

*Floorplan Not to Scale - Reference Only.



ACCOMMODATION

3 Herbert Street	sq.m	sq.ft
Basement	73.47	790.82
Ground Floor	69.47	747.76
First Floor	54.46	586.20
First Floor Return	18.17	195.58
Second Floor	28.64	308.27
Third Floor (Flat)	70.43	758.10
TOTAL NIA	314.64	3,387

TENANCY DETAILS

The ground and first floor are subject to a 10 year lease with a Solicitor from November 2014 with a passing rent of €30,600. The basement is subject to a lease with Gallery X which expires in April 2016 with a passing rent of €12,600 per annum.

BER DETAILS

BER Exempt.

VIEWINGS

Strictly by prior appointment.

CONTACT

For more information and to arrange viewings please contact **Sally Bailey** or **Garvan Walsh** at Kelly Walsh Property Advisors & Agents.

E-mail: sally@kellywalsh.ie or garvan@kellywalsh.ie

PSRA Licence No: 002885



KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie



Third Floor - Living room

Third Floor - Kitchen



Basement - Office 1

Basement - Office 2



Rear Garden 6.87 x 10.36m



These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.