

INVESTMENT FOR SALE

106 LOWER GEORGE'S STREET, DUN LAOGHAIRE, CO. DUBLIN



- Retail investment for sale **(tenants not affected)**.
- Excellent profile onto main trading street in Dun Laoghaire.
- Currently producing rental income of €55,000 per annum exclusive.
- Recently refurbished and in excellent condition.
- Located adjacent to Bloomfields Shopping Centre.

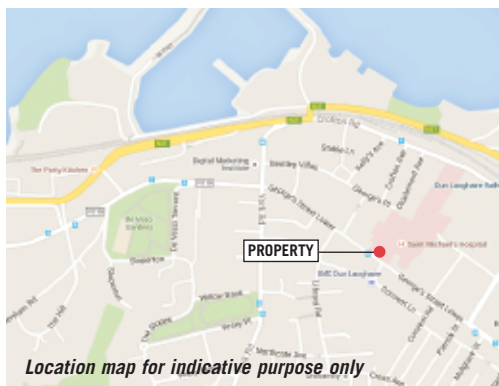
 **KELLY WALSH**
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63

01.664.5500

www.kellywalsh.ie



LOCATION

Dun Laoghaire is one of Dublin's most attractive suburbs located just 12 km from Dublin City Centre. Dun Laoghaire is seeing a retail renaissance over the last number of years with a number of tourism destinations and retail developments taking place. The subject property is located on Lower George's Street which has a very strong footfall. It is an established shopping destination with Bloomfield Shopping Centre located adjacent. Dun Laoghaire has a young and vibrant population with over 30,000 people, 6 primary schools, 3 secondary schools and three institutes of further education. The subject property is located in the heart of Dun Laoghaire close to Monkstown Village and immediately adjacent to St Michael's Hospital and the IMC Cinemas in Dun Laoghaire.



DESCRIPTION

The subject property comprises a ground floor retail unit to the front which is currently used as a Lisney Sales Office with their auction rooms and meeting rooms to the rear. There is a first floor office, canteen and WC facilities. The property has been extensively refurbished in recent times and is in a known location in Dun Laoghaire for estate agents.

ACCOMMODATION

The accommodation comprises of the following:

Ground Floor Sales Office:	84 sq.m. (904 sq.ft.)
Meeting Rooms and Auction Room:	70 sq.m. (753 sq.ft.)
First Floor Office:	33 sq.m. (360 sq.ft.)
Total	187 sq.m. (2,017 sq.ft.)

TENANCY DETAILS

The property is held under Full Repair Insuring Lease from August 1998 on a 20 year term (Expiry August 2018). The tenant is Lisney Estate Agents. The tenant has recently done a refurbishment of the property.

BER DETAILS

XXXXXX

Certificate available upon request.

PRICE

Price on application.



VIEWING

Strictly by appointment with the sole selling agent.

CONTACT

For more information and inspection, please contact **Garvan Walsh** at Kelly Walsh Property Advisors & Agents. Email: garvan@kellywalsh.ie

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