

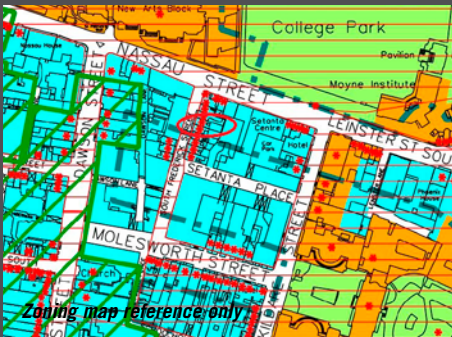
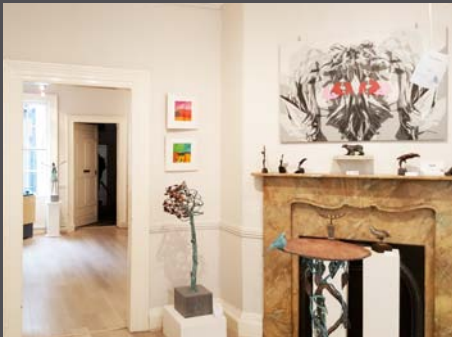
25 South Frederick Street
Dublin 2

COMMERCIAL



BER EXEMPT

- Four storey over basement terraced Georgian building extending to c. 360 sq. m.
- The entire is producing €68,500 per annum.
- Significant scope for uplift in rental income.
- Excellent location in Dublin 2's retail quarter.



ACCOMMODATION

Area	size sq.m.	size sq.ft.
Basement	55	592
Ground floor	131	1,410
First floor	58	624
Second floor	59	635
Third floor	57	614
Total	360	3,875

LOCATION

The subject property is positioned a few metres south of Trinity College at the South Frederick Street and Nassau Street junction in the heart of Dublin 2's retail quarter. Grafton Street is 150 metres west of number 25 which remains south Dublin's premier retail thoroughfare leading up to St. Stephens Green Shopping Centre. The area is undergoing significant redevelopment with 21 Molesworth Street and 17-21 Dawson Street both within 50 metres south of South Frederick Street.

The area is well served by public transport with a range of public and private bus services serving Nassau Street and the surrounding areas. The DART is easily accessible at Pearse Station as is the LUAS which is within a 5 minute walk to the main Stephens Green terminus.

DESCRIPTION

The property comprises a terrace west facing four storey over basement Georgian building with ground floor extension to the rear. The extension enjoys excellent natural light due to a large skylight in the centre of the oval plastered ceiling. The basement benefits from separate access via an external stairwell off South Frederick Street. The ground, first and second floors are fitted out as a jewellers and art gallery with the third floor in residential use comprising a 2 bedroom apartment.

The property is presented in excellent condition throughout with many of the original features including ornate cornicing and ceiling roses being preserved.

ZONING

Under the Dublin City Development Plan 2016 – 2022 the subject property is zoned objective Z5 ***“To consolidate and facilitate the development of the central area and to identify, reinforce and strengthen and protect its civic design character and dignity”***.

The property is listed as a protected structure within the development plan.

TENANCY DETAILS

The basement is let to Wesley Ashe Gallery at an annual rent of € 7,500. The tenant is currently overholding.

The ground, first, second and third floors are let to Campbell Jewellers Dublin on a 4 year 9 month lease from November 2015 at an annual rent of € 61,000.

The third floor is in residential use and comprises a two storey apartment.

BER DETAILS

BER Exempt.

PRICE

On application.

VIEWING

Strictly by appointment.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **bryan@kellywalsh.ie**



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