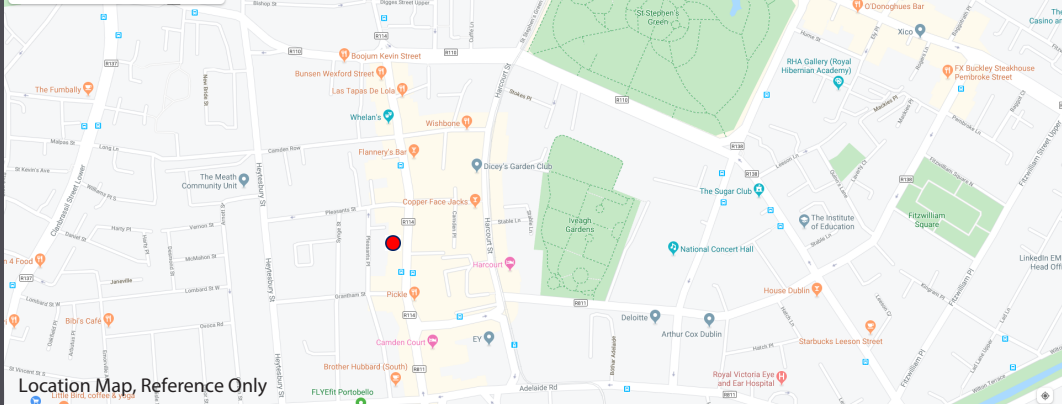


67 Camden Street
Dublin 2

RETAIL & OFFICE
ACCOMMODATION



- Excellent retail and office accommodation in Dublin 2
- Property extends to 170 sq. m. (1,830 sq. ft.)
- Two new 10 year leases producing €50,000 per annum
- Established tenant for past 14 years
- Good location on Camden Street



Location Map, Reference Only



Frontage



Camden Street



Harcourt Street Luas Stop

LOCATION

The subject property is located on the western side of Lower Camden Street between Grantham and Pleasants Street. It is adjacent to Harcourt Street and Wexford Street with St. Stephen's Green in close proximity.

Lower Camden Street is predominately occupied by commercial occupiers that include, Tesco Express, The Thesis Centre, Liston's Food Store, Tax Assist Accountants and two well established public houses, Devitt's and Flannery's.

DESCRIPTION

The property comprises a mid terraced, three-storey over basement property. It is laid out to provide for retail accommodation at ground floor level, with offices on the first and second floors and a storage area and kitchen in the basement. The property is in very good condition throughout.

CURRENT TENANCY

The property is currently tenanted on two separate leases. One lease is held for the ground floor & basement and a separate lease is held for the first & second floors. Both leases are for 10 years and commenced on 01st September 2019. The current passing rent is €50,000 per annum.

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VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact Garvan Walsh or Brendan Farrell at Kelly Walsh Property Advisors & Agents on 01 664 5500, or email garvan@kellywalsh.ie or brendan@kellywalsh.ie.

TENANCY SCHEDULE

Floor	Tenant	Lease Term	Annual Rent	Conditions	Break Option
Ground Floor & Basement	Restore Health Ltd.	10 years from 01 st September 2019	€30,000	Internal repair and insuring basis	Year 5
First & Second Floors	Ms Julie Owens	10 years from 01 st September 2019	€20,000	Internal repair and insuring basis	Expiration of Year 5



KELLY WALSH
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