



EXCELLENT CITY CENTRE COMMERCIAL INVESTMENT OPPORTUNITY 77A & REAR 77A TALBOT STREET, DUBLIN 1




01-638 2700

- Prominent city centre corner location
- Former Welsh Chapel Methodist Church built in 1838
- Extensive secondary frontage to Moland Place
- Future development potential subject to planning permission
- Approx. 3,539 sqft net internal including disused basement
- Upwards only rent reviews
- Producing €48,000 p.a. and 2017 rent review remains outstanding



LOCATION

The property occupies a prominent corner position on Talbot Street at the corner of Moland Place opposite Irish Water. Other nearby occupiers include Irish Independent in Independent House, Paddy Power, and Iceland. There is excellent transport access via Connolly Station, DART, bus and Luas.

DESCRIPTION

The property comprises a flamboyantly-painted corner two-storey over basement former Methodist church and an interesting stucco facade, built around 1838, to designs of architect William Murray, and now occupied as an internet café.

The entire is of traditional construction with a slated pitched roof. The basement is disused.

ACCOMMODATION

Description	Approx. Sqm	Approx. Sqft
Ground Floor	143	1,538
First Floor	148	1,599
Basement (disused)	37	402
Total	328	3,539

TITLE AND TENANCIES

The property is freehold subject to and with the benefit of lease dated 18 June 1992 for a term of thirty five years on a full repairing and insuring basis from 14 April 1992.

The current lessee is Yang Yu (otherwise Peter Yu). The rent reserved is €48,000 p.a. exclusive of rates and all other normal outgoings and subject to a five year rent reviews. The 2017 rent review remains outstanding and rent reviews are 'upwards only'.

PLANNING

The property is listed on the Dublin City Council Development Plan 2011-2017 record of protected structures under Reference number 8755 and is described as "Former Welsh Methodist Chapel - excluding the 20th century shopfront/ground floor shop unit."

SOLICITORS

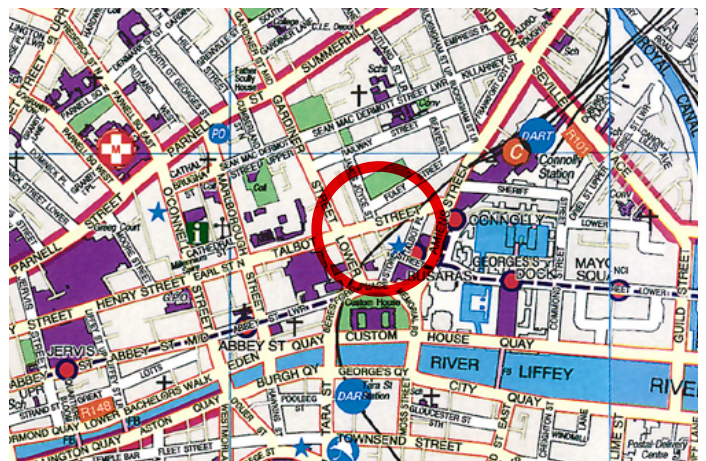
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BER INFORMATION

BER: Exempt.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
For further information please contact:
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

