



INVESTMENT & REFURBISHMENT OPPORTUNITY (TENANT NOT AFFECTED BY SALE)

91A LOWER GEORGES STREET, DUN LAOGHAIRE, CO. DUBLIN

- Excellent opportunity to acquire a mixed-use property in an established south Dublin coastal town
- Ground floor shop situated on busy thoroughfare in the heart of Dun Laoghaire between the junction with Marine Road and Library Road
- Ground floor shop generating a rental income of €23,000 per annum
- First floor available in office use with the benefit of vacant possession, and a planning grant for a two-bedroom apartment
- Well positioned close to all amenities and within walking distance of excellent transport links
- Nearby occupiers include Bloomfield Shopping Centre, Penneys and St. Michael's Hospital

01-638 2700



LOCATION

No. 91A Lower Georges Street is situated in a busy location on the eastern side of Lower Georges Street between the junction with Marine Road and Library Road in the heart of Dun Laoghaire town. A coastal town, Dun Laoghaire is situated approximately 11 km south-east of Dublin city centre and is well served by public transport with Dun Laoghaire Dart Station located on Crofton Road. Numerous Dublin buses serve the area from city centre and surrounding suburbs. The town benefits from a host of amenities with shops in Bloomfield Shopping Centre, Dun Laoghaire Shopping Centre, The Pavilion and along Upper and Lower Georges Street. There is a broad range of cafes, restaurants and bars including well-known brands such as Starbucks, Nandos, Milanos, Hartelys, Casper & Giumbini's and Oliveto.

DESCRIPTION

The property forms part of a terrace of two storey, mixed use, properties with the ground floor of the terrace primarily in retail or food and beverage use and the upper floors in ancillary office or residential use. No 91A Lower Georges Street has a ground floor shop trading as a hairdresser with a vacant office on first floor. The first floor has the benefit of a planning grant for change of use to a 2-bedroom apartment. The first floor is accessed via an entrance at street level on Lower Georges Street.

PLANNING

Full details on the planning are available on the Dun Laoghaire Rathdown website

<https://planning.agileapplications.ie/dunlaoghaire/application-details/85494>

Planning reference D20A/0132

ACCOMMODATION

The property comprises the following approximate floor areas:

Floor	Description	Sqm
Ground	Shop (incl tea station)	52.60
First	Office	62.62
Total		115.22

Intending purchasers should satisfy themselves on the floor areas.

TITLE

We understand the property is held under freehold title.

TENANCY

The ground floor shop is held under a lease dated 31st January 2000. The lease was extended on the 1st October 2017 for a period of 5 years at a passing rent of €23,000 per annum. The tenant has rights of renewal and is not affected by the sale.

PRICE

Excess €395,000.

BER

BER Rating: E1

BER No: 800816738

EPI: 552.17 kWh/m²/yr

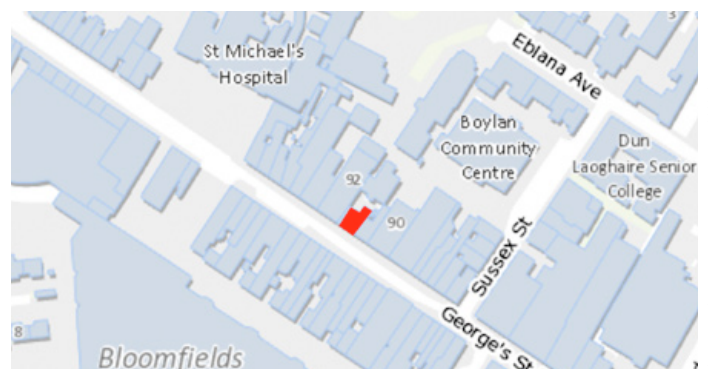
FURTHER INFORMATION / VIEWING

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. Lisney PSRA No. 001848.

