FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)

ORIEL COURT

50/51 Patrick Street, Dun Laoghaire, Co. Dublin

SUPERB MIXED USE INVESTMENT PROPERTY

- Fantastic mixed use modern investment property.
- Three storey over basement building comprising modern office accommodation with 3 no. 1 bedroom apartments and one studio apartment.
- The building is currently let in its entirety to Sage Pay (UK) Ltd.
- Tenants not affected.

Murphy Mulhall

Double height glass central atrium provides excellent natural light to both floors

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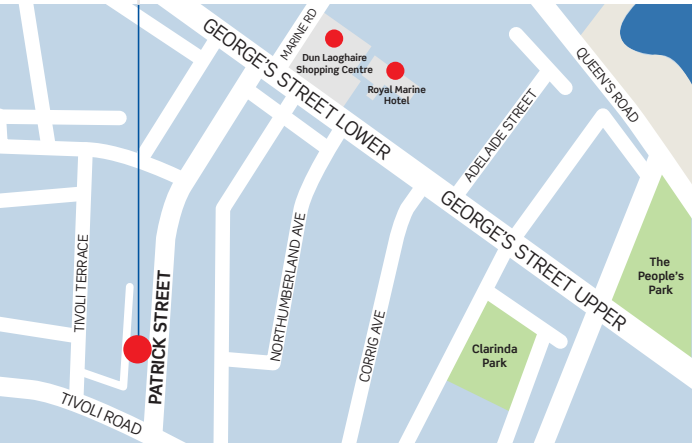

Location

The subject property is located on the northern side of Patrick Street, Dun Laoghaire, close to the junction with Tivoli Road.

Dun Laoghaire is a well-established and mature suburb located approximately 11km south of Dublin city centre and has a population of 206,261 as per the 2011 Census.

The town centre has an extensive range of services and amenities including Dun Laoghaire Shopping Centre, Dun Laoghaire Pier, Dun Laoghaire Rathdown County Council Headquarters, bars, restaurants offices, and various mixed use developments

The area is very well served by public transport with a frequent DART service linking the area with Dublin city centre and environs and there are also numerous Dublin bus services in the area.

Dunlaoghaire Marina

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Property Description

The subject property comprises a mixed use three storey over basement property comprising modern office accommodation on ground and first floors with 3 no. 1 bedroom apartments and one studio apartment on the second floor.

The basement provides for 14 no. secure car spaces.

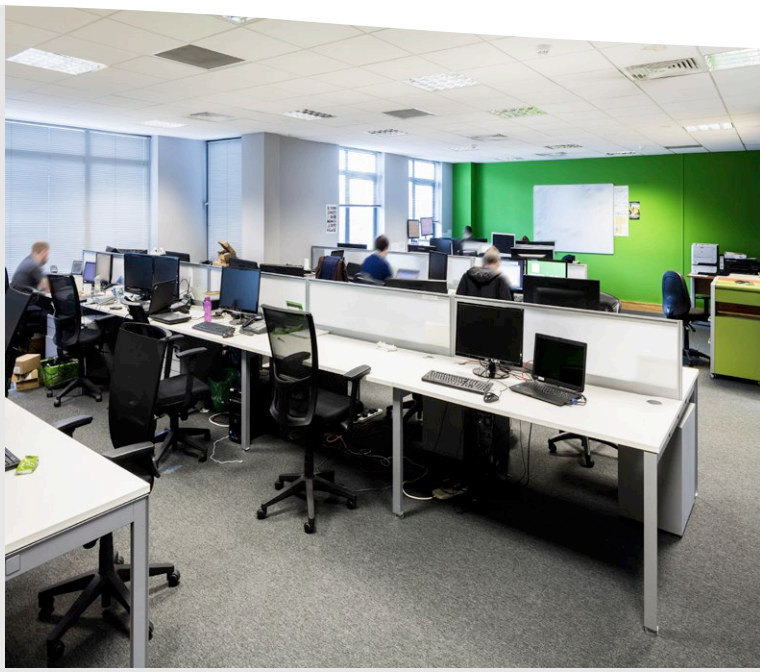
The ground and first floor are laid out to provide for smart modern offices with suspended ceilings incorporating recessed fluorescent light fittings, raised access floors and plastered and painted walls.

Gas fired central heating is provided.

There are ladies, gents and disabled toilets located on each floor and there is a lift serving both floors. There is a double height glass central atrium at the rear of the building which provides excellent natural light to both floors.

The residential element of the building comprises 3 no. 1 bedroom apartments and one studio apartment which are independently accessed to the offices from Patrick Street. There are two north facing apartments and two south facing apartments.

Accommodation in each is similar with living room/kitchen, master bedroom, bathroom and hallway all provided.



Accommodation Schedule

OFFICES	FLOOR AREAS (GIA)	
Ground & First Floors	709.00 sq.m	7,631 sq.ft.
APARTMENTS		
Apartment 1	42.70 sq.m	460 sq.ft.
Apartment 2	42.06 sq.m	453 sq.ft
Apartment 3	56.20 sq.m	605 sq.ft
Apartment 4 (Studio)	29.50 sq.m	318 sq.ft
TOTAL	**879.46 sq.m**	**9,467 sq.ft**

*All intending purchasers will have to satisfy themselves as to the correctness of the floor areas provided.

Current Tenancy

The subject property is currently let in its entirety to Sage Pay (GB) Limited on a 20 year lease from 9th April 2008.

The original lease was for the basement ground and first floors only, but in 2013, by way of side letter, amended the lease to incorporate the three one bedroom apartments and studio apartment into the demise of the original lease.

The rent was revised to €150,000 per annum for the entire building with the next 'upward only' rent review coming on 9th April 2018. The tenant has a break option in **April 2018** which is subject to 6 months written notice.

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BER

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Full copy of the various BER certificates available upon request.

TITLE

We understand the property is held by way of unencumbered freehold title.

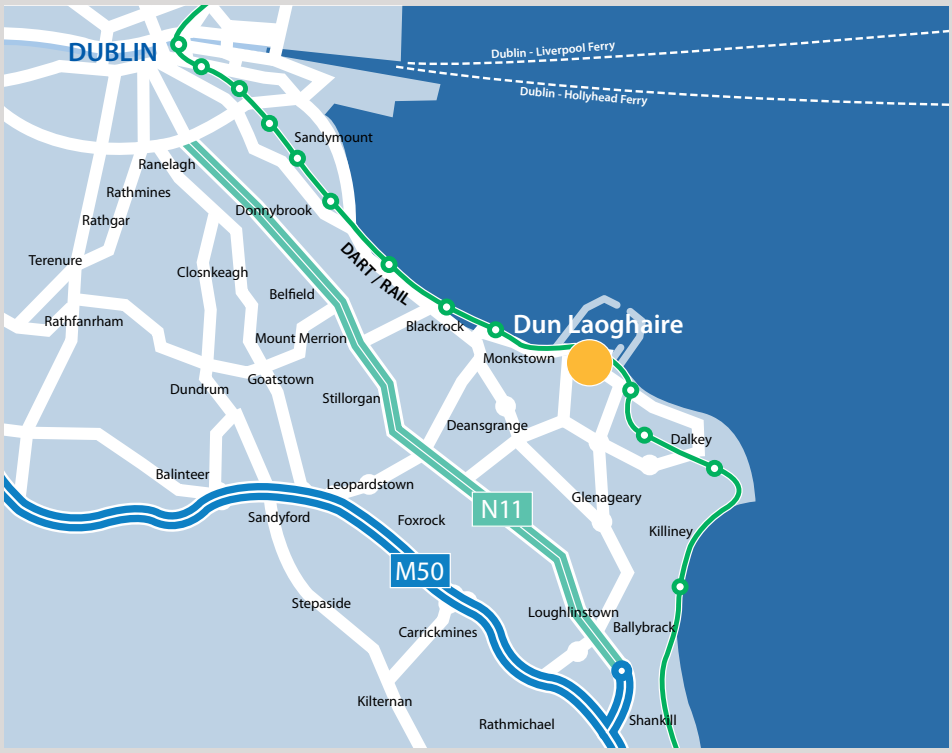
SERVICES

We understand that all mains services are connected to the property.

VIEWINGS

Strictly by appointment with the sole selling agents.

LOCATION



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