

FOR SALE BY PRIVATE TREATY



15H

15 HARCOURT STREET DUBLIN 2

MM
Murphy Mulhall



Investment Summary

- ⊗ High-profile four storey over basement building extending to approximately 459.21 sq.m (4,943 sq.ft) NIA.
- ⊗ Prominently located at the junction of Harcourt Street and Montague Lane.
- ⊗ The building is laid out to provide office accommodation across all floors to provide various semi-serviced office suites.
- ⊗ No. 15 Harcourt Street is partially let on various short term licence agreement currently generating €137,200 per annum.
- ⊗ Opportunity to obtain vacant possession – subject to relevant notice periods.
- ⊗ Guide Price €2,700,000.



GRAFTON STREET

IVEAGH GARDEN HOTEL

ST. STEPHEN'S GREEN



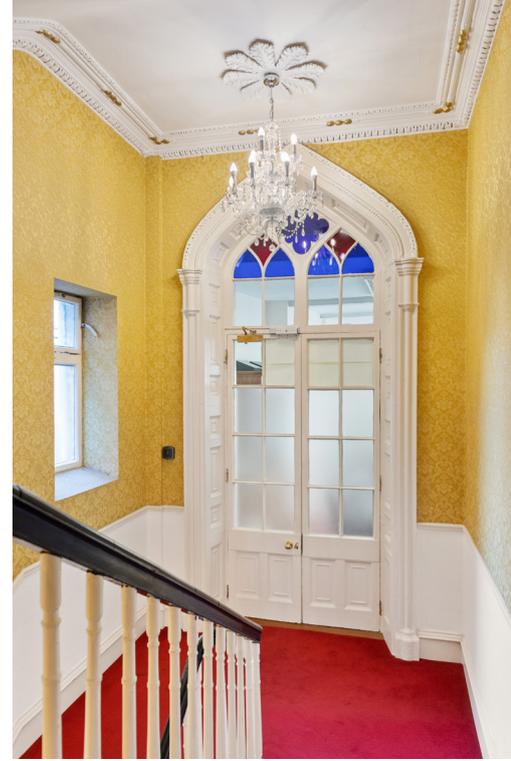
Location

The subject property occupies a High-Profile position on Harcourt Street at the junction of Montague Lane in the heart of Dublin 2, with immediate access to St. Stephen's Green and Grafton Street.

The area is predominately commercial and is home to a range of international businesses and colleges such as KPMG, Ernst & Young, Mazars, Deloitte, WeWork, Investec, Kennedy Wilson, Dropbox, Fidelis Insurance and the Royal College of Surgeons (RCSI), as well as a variety of restaurants, pubs, nightclubs and hotels including The Dean Hotel, The Iveagh Garden Hotel, Sophie's Restaurant, Dicey's Garden Club and Copper Face Jacks.

Description

No 15 Harcourt Street comprises a high-profile four storey over basement building extending to approximately 459.21 sq.m (4,943 sq.ft.) NIA. The property retains many of its original features including ornate cornicing and timber sash windows. The building is laid out to provide office accommodation across all floors to provide various semi-serviced office suites. There is provision for one car parking space located at the front of the property. There is opportunity to obtain vacant possession of the entire – subject to relevant notice periods.



Amenities

The Luas (Green Line) links St. Stephens Green to the South Dublin Suburbs and is only two minutes' walk from the property. The area is also well serviced by a number of Dublin Bus routes including 9,14,15,15A,15B, 15D,16, 16D,44,61,65,65B, 68, 68A, 83, 83A, 122, 140 and 784.



Schedule of Accommodation

Floor	Use	NIA (sq.m.)	NIA (Sq.ft.)
Basement	Office	88.14	949.00
Ground	Office	76.80	827.00
First	Office	106.50	1146.00
Second	Office	93.30	1004.00
Third	Office	94.50	1017.00
Total		459.24	4,943.00

Land Use Zoning

Zone Z8: Georgian Conservation Areas

"To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective."

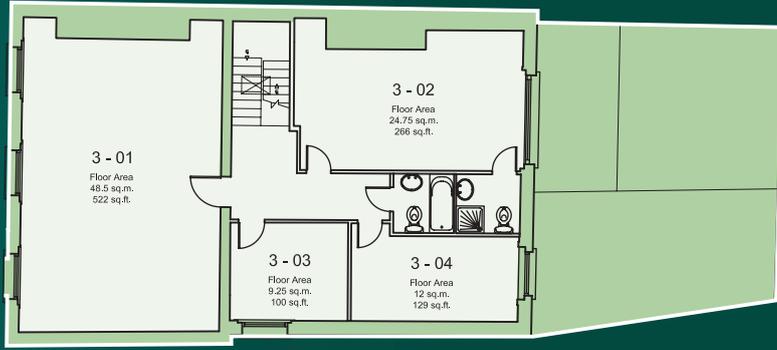


Tenancy Schedule

Income/Rent	Licence No.		Lic Start	Expiry	Rent
Office 1	G 0.01	Vacant	N/A	N/A	N/A
Office 2	1.03	Mystique Impex Ltd - Speciality Wedding Jeweller	Nov-19	Nov-22	€10,200
Office 3	1.01 & 1.02	Luck Beard Limited - Tech Marketing Company	Apr-19	Apr-22	€60,000
Office 4	2.01	Youplus Life Insurance Limited - Insurance	June-19	Mar-22	€11,400
Office 5	2.02	Chopard Limited - High end watches and Jewellery	Nov-19	Oct-22	€21,000
Office 6	2.03	Vacant	N/A	N/A	N/A
Office 7	3.01	Zatino Ltd - IIP Investment Advisor	Jun-21	June-22	€14,200
Office 8	3.03	Youplus Life Insurance Limited - Insurance	Jun-19	Mar-22	€11,400
Office 9	3.04	Tarus Group PLC - Consultancy	Apr-19	Apr-22	€9,000
Office 10	3.02	Vacant	N/A	N/A	N/A
Total					€137,200

Plans

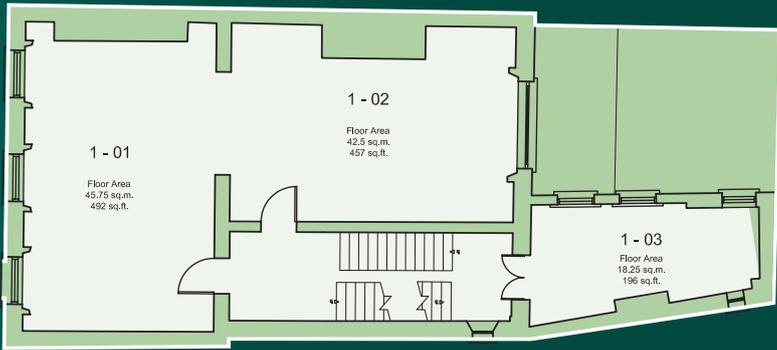
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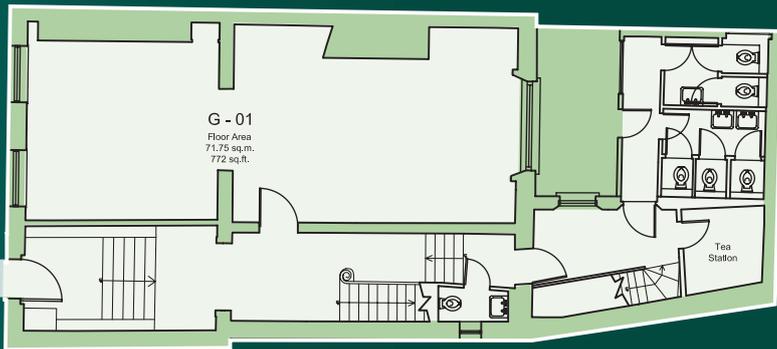
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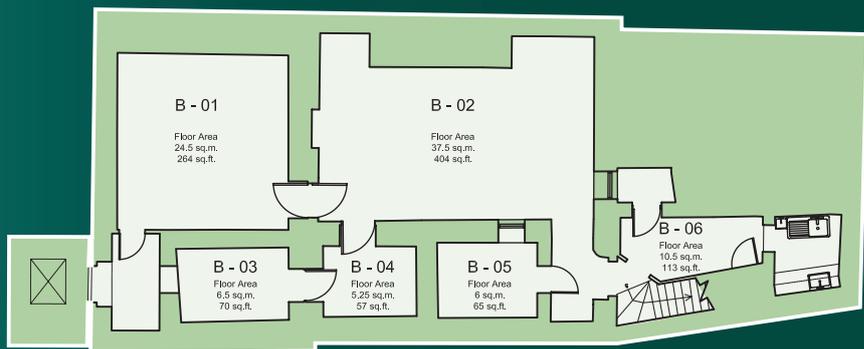
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ST STEPHENS GREEN



IVEAGH GARDENS



LUAS GREEN LINE



THE GRAND CANAL



Title

Freehold

Solicitor

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