



# For Sale

By Private Treaty

4 Berkeley Street, Phibsborough, Dublin 7, D07 R6DD

Investment Opportunity in the heart of Dublin's City Centre

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Tenant Not Affected



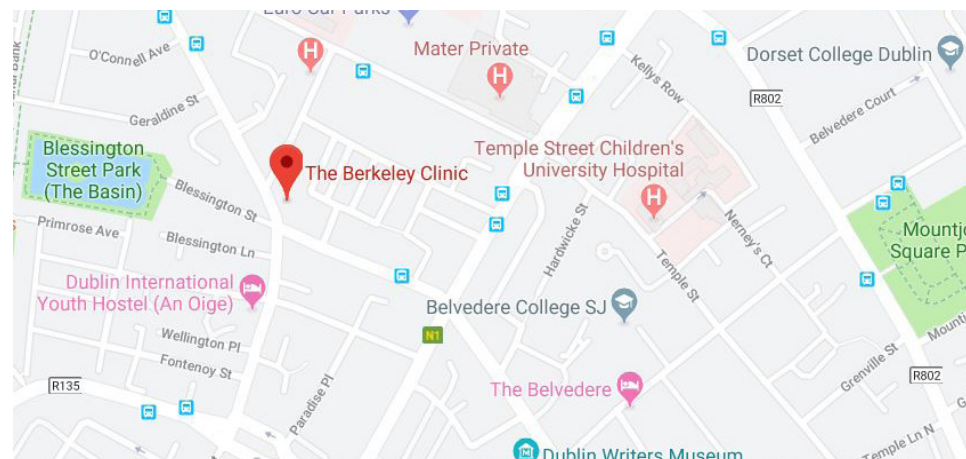


## Investment Overview

- Medical Centre located within walking distance of the Rotunda and Mater Hospitals.
- Total passing rent of €52,200 per annum
- Situated in the heart of Dublin's City Centre
- Exceptionally busy medical practice at the Berkeley Clinic, second floor office let to legal firm Francis Downes & Co.
- Tenants not affected.

## Location

- 4 Berkeley Street is located in the heart of Dublin city centre and is prominently positioned on the eastern side of Berkeley Street overlooking its junction with Blessington Street.
- It is within a 5 minute walk from O'Connell Street and Henry Street, one of Dublin's prime retail high streets. Local services are available in Phibsborough which is 600m to the northwest, including Phibsborough Shopping Centre which has recently received planning for major refurbishment works and is anchored by Tesco.
- Both the Mater Hospital and the Rotunda Hospital are within 5 minutes walk of the property.



Location Map

## Description

- No. 4 Berkeley Street is a three storey over basement mid-terraced listed Georgian building in Dublin city centre.
- It is of traditional masonry construction with painted plaster facade under a pitched roof.
- Internally there are suspended timber floors from hall level up and solid concrete floors at basement level. Walls and ceilings are plastered and painted with decorative coving and centre roses. It includes single glazed sliding timber sash windows with shutters to some windows.
- The rear of the property can be accessed off Blessington Place and the rear courtyard provides parking for two cars.
- The building has a net internal floor area of 200.18m (2,154 sq ft).

## Accommodation Schedule

FLOOR	NIA SQ M.	NIA SQ Ft.
Basement	30.55	329
Ground Floor	48.91	526
Ground Return	18.12	195
First Floor	45.67	492
Second Floor	56.93	612
<b>Total</b>	<b>200.18</b>	<b>2,154</b>

All intending purchasers/tenants are specifically advised to verify the floor areas and undertake their own due diligence



## Tenancy Schedule

Demise	Tenant	Annual Rent
Ground, Ground Return, First Floor	The Berkeley Clinic	€30,000
Second Floor	Francis Downes & Co	€12,000
Basement	Liam Carroll & Oliver Smith	€10,200
<b>Total Annual Rent</b>		<b>€52,200</b>



## 4 Berkeley Street, Phibsborough, Dublin 7, D07 R6DD

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### Title

Freehold

### BER

Exempt

### Solicitors

Baynes & Co.  
155 King Street North  
Dublin 7

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