



**Knight
Frank**

4 Whitefriars

Aungier Street, Dublin 2, D02 XT21

Dublin City Centre Investment Opportunity:
For sale by private treaty

4 Whitefriars, Aungier Street, Dublin 2, D02 XT21

Investment Summary

- Superb city centre three-storey office building in Dublin 2 together with three secure car parking spaces
 - Fully let with passing rent of €76,184 per annum
 - Extends to approximately 165.63 sq.m. (1,782 sq.ft.)
 - Potential to suit conversion to a variety of alternative mixed uses to include residential / retail (SPP)
 - Guiding excess €600,000 excl.
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Location

4 Whitefriars is located in central Dublin 2 on Aungier Street, approx. 500 metres from St Stephen's Green & Grafton Street. The building benefits from strong connectivity with the Luas (Green Line) stopping at St. Stephen's Green and Harcourt Street. Numerous regular Dublin bus routes also serve the immediate area in which the subject property sits as well as the Aircoach, nearby at St. Stephen's Green. The area surrounding the subject property is home to a wide range of shops, restaurants, bars and hotels which provide all the services and amenities a modern business requires.

Description

The property consists of a three storey over ground own door office. Internally, the accommodation provides for open plan offices served by a stairwell. Washroom, kitchen facilities and toilets are located at first floor level.

Standard landlord finishes include:

- Suspended ceilings incorporating recessed lighting
- Plastered and painted walls
- Electric storage heating
- Perimeter trunking
- Carpet flooring throughout
- 3 secure parking spaces are located at basement level accessed from Peter Row.



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Opportunity

The subject property's central location and flexible floor plate configuration offers the potential opportunity for conversion to residential, subject to planning.

Schedule of Accommodation

Description	Approx. Sq. M.	Approx. Sq. Ft.
Ground Floor	57.07	614
First Floor	51.49	554
Second Floor	57.07	614
Total	165.3	1,782

Disclaimer: All sizes are approximate and a proposed purchaser will need to satisfy themselves as to the extent of the property.

Tenancy

The property is let to Ampleforth Ltd at a rent of €76,184 per annum on a 35-year Full Repairing and Insuring lease commencing 13th March 1991.



FOR MORE INFORMATION PLEASE CONTACT:



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Tenure: Freehold

Guiding Excess: €600,000



CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract.

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