

11 Bath Avenue, Dublin 4.

Prime Medical Investment Property

For Sale



- Unique Dublin 4 Investment Opportunity
- Fully Let to Thriving Dental Practice
- Producing € 85,000 Per Annum (Exclusive)
- High Profile Location between Ballsbridge and South Docklands
- Tenants Not Affected

86-88 Leeson Street Lower, Dublin 2.

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Location

11 Bath Avenue is situated close to the junction of Haddington Road, South Lotts Road and Shelbourne Road and comprises an own door, end-of-terrace dental surgery. This area has enjoyed substantial growth in recent years following the completion of the AVIVA Stadium, with many high-profile technology, law and financial firms having located nearby, whilst the soon to be completed No.1 Ballsbridge and Lansdowne Place developments will further add to the area's exclusivity.

The immediate vicinity benefits from numerous high-end bars, restaurants and entertainment venues and the prestigious Grand Canal Square, home to the Bord Gais Energy Theatre and numerous luxury residential developments, is only a short stroll away.

This investment is well served by excellent transport infrastructure being only a short walk from the Grand Canal Dock and Lansdowne Road Dart Stations as well as the main arterial road networks leading to the City Centre.

Description

Exceptional opportunity to acquire a high-quality dental clinic in a prestigious location, close to many top-tier employers and situated in the heart of one of Dublin's most exclusive suburbs. This end-of terrace building, extending to a total of 209 Sq. M. (2,247 Sq. Ft.) over two levels, is laid out to provide dental/medical surgery use throughout.

The property is in excellent decorative order throughout and features a central atrium stairwell which provides access to the two storey extension to the rear. 11 Bath Avenue further benefits from a raised south-facing terraced area to the rear of the building.

Accommodation

Floor area	Sq m	Sq Ft
Total	209	2,247

Intending purchasers are advised to verify all details including floor area and to note disclaimer below.



Covenant

Alpha Dental Limited trades under the well-known MyDental brand, operating from their Ballsbridge and Cherrywood South Dublin medical centres. These clinics trade from 8am until 9pm Monday to Friday and from 9am until 5pm on Saturdays.

Title

We are advised that the property is freehold subject to the following tenancy:

- The entire building is let to Alpha Dental Limited on a 20 year lease dated February 2018, and is subject to a reserved rent of €85,000 per annum exclusive.
- There are break options at the end of years 10 and 15 and the lease incorporates rent reviews at 5 yearly intervals in line with CPI (Consumer Price Index).

Rates

The current Dublin City Council annual rates applicable are €7,240.

VAT

The purchaser will be liable for any VAT arising out of the transaction.

Price

We are seeking offers in excess of €1,200,000 which represents a net initial yield (NIY) of 6.53%.

BER

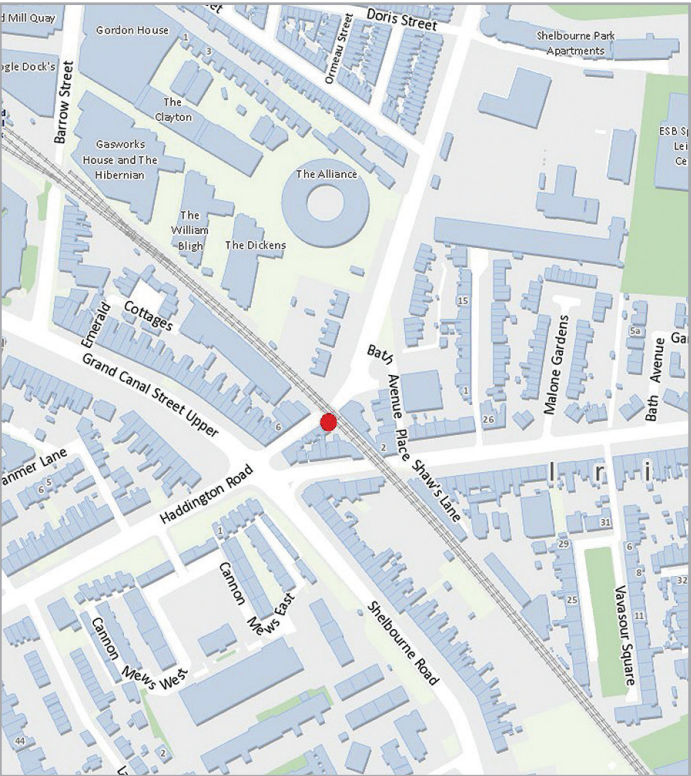


Ber No: 800407637

Energy Performance Indicator: 263 1 kWh/m2/yr

Viewing

Strictly and only by prior appointment through the sole selling agents.



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