

For Sale: Residential Investment Opportunity

4 Apartments at 161 James Street, Dublin 8



Property Highlights

- Excellent residential investment opportunity in a prominent position on the LUAS line on James Street, Dublin 8.
- Ideally located opposite James Hospital, with easy access to the LUAS Red line and Heuston Station, this property is perfect for both long term rental and Airbnb.
- The property comprises four separate units laid out over 5 floors and extends to c. 231.4 sq.m (2,491 sq.ft).
- Purpose built apartment complex containing three 1 bedroom apartments and one 2 bedroom duplex with study.
- Excellent return potential to provide attractive return.

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Description

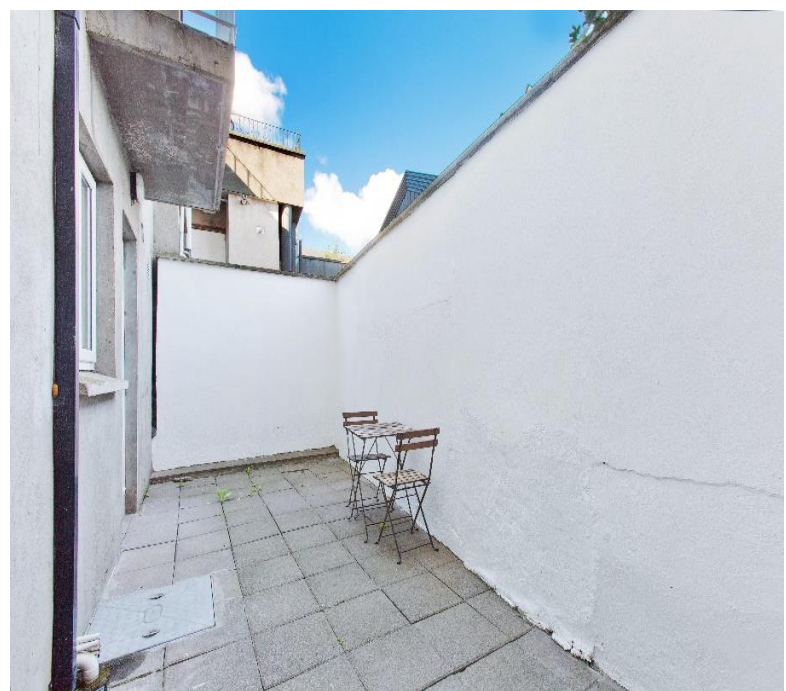
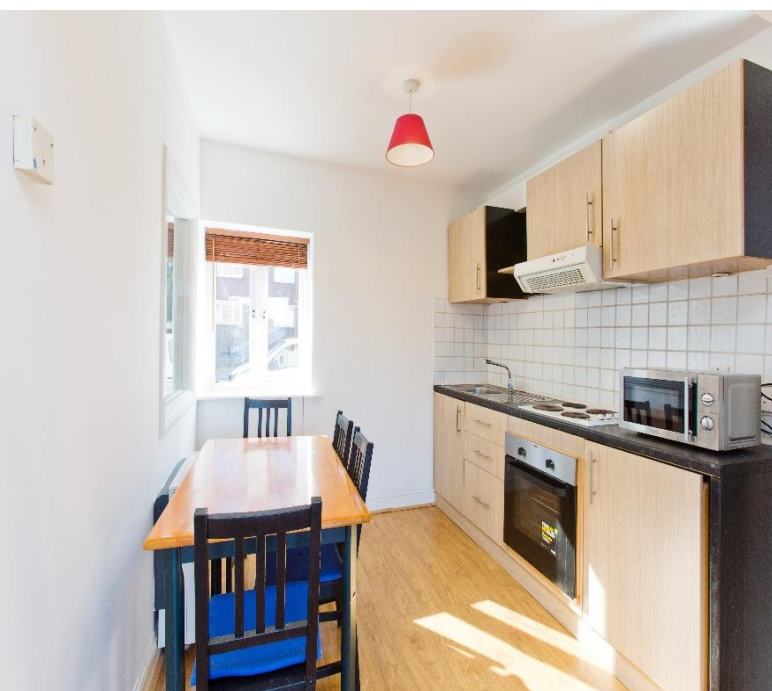
161 James Street offers a wonderful investment opportunity in the heart of the City Centre. Presented to the market with full vacant possession, the property offers the discerning purchaser an attractive investment package that is sure to appeal to the rental market. Ideally located opposite James Hospital, with easy access to the LUAS Red line and Heuston Station, this property is perfect for both long term rental and Airbnb. The development was built in 1998 with an additional storey added in 2004. Recent improvement works also carried out internally.

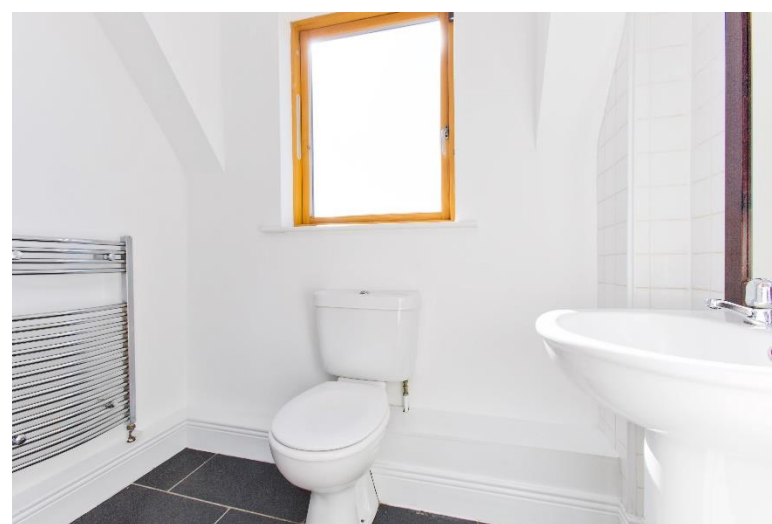
The building comprises four self contained apartments laid out over 5 floors. The ground floor comprises a duplex two bedroom apartment with en-suite, study and rear patio garden. There are 3 one bedroom apartments with balconies located on the upper floors.

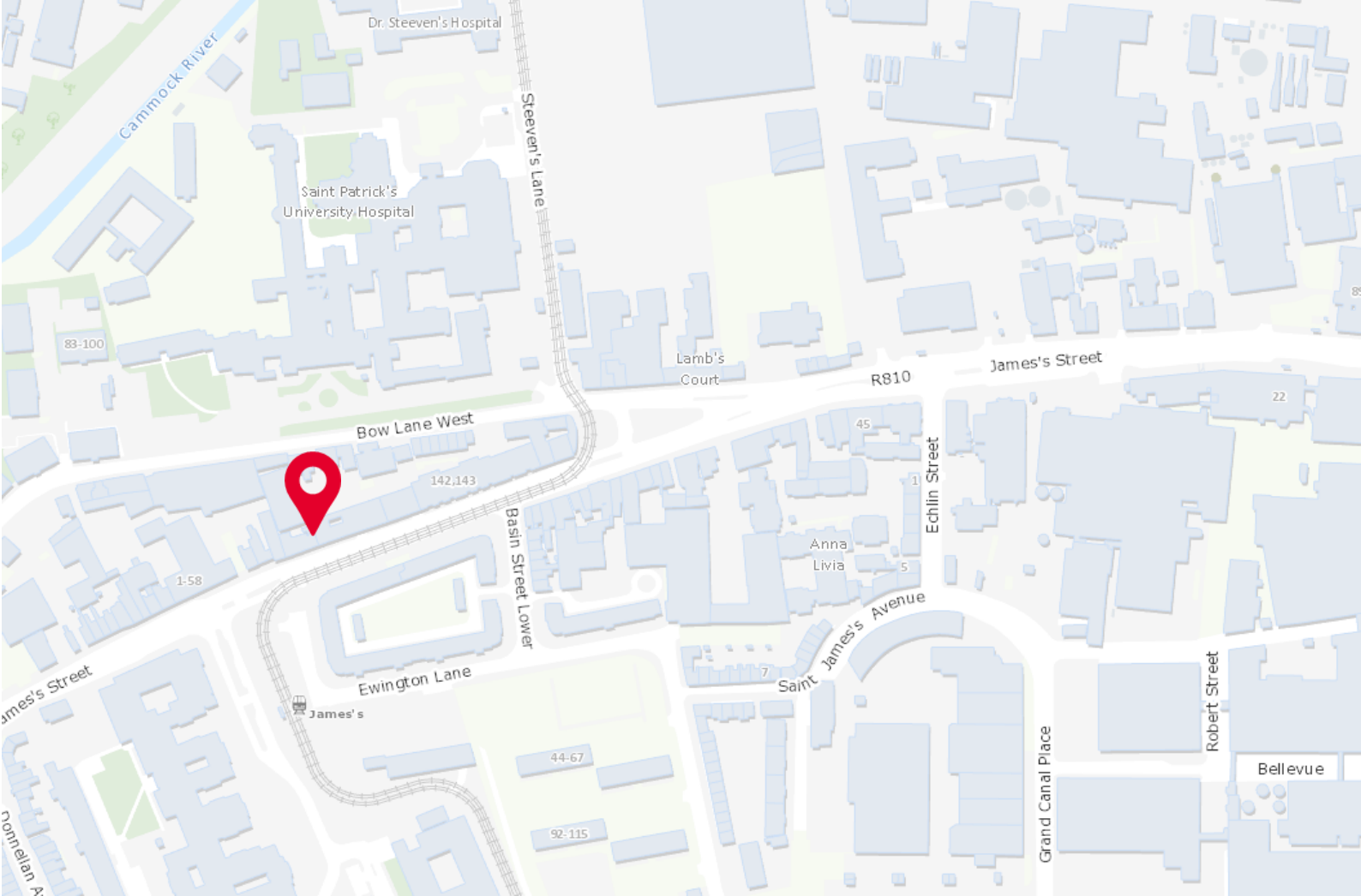
Location

The property is located in Dublin 8 within close proximity to the City Centre, The National Children's Hospital and St. James's Hospital. The property is also located close to a number of colleges including NCAD, RCSI and the new DIT Grangegorman campus.

The property is extremely accessible by public transport with the LUAS Red Line on the door step and within close proximity of many City Centre bus routes, Heuston Station and the M50 motorway.







Schedule of Accommodation

Apartment	Sq M	Sq Ft
1	77.85	838
2	39.81	428
3	39.81	428
4	39.81	428
Total Incl. Common Areas	231.4 sq.m	2,491 sq.ft

BER details



BER Range: F – D2
 BER No. 101748275
 Energy Performance Indicator: 270.08 kWh/m²/yr

Tenure

Held under a freehold title

Guide Price

Seeking offers in excess of €1,200,000.

Tenancy

The entire is available with full vacant possession throughout.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.