

# Investment Opportunity: For Sale

Unit 2, Hyde Court, Townsend Street, Dublin 2



## Property Highlights

- Excellent investment opportunity.
- Comprising a ground floor retail unit expertly fitted as a Jiu-Jitsu studio.
- Extending to approx. 140 sq m (1,506 sq ft).
- Entire let to Hopling Limited T/A Republic of Jiu Jitsu on a 10-year lease from April 2024.
- Total current passing rent of €46,000 per annum

## Contact

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## Description

The subject property is located on the ground floor of the highly sought after Hyde Court apartment block comprising 78 no. apartments constructed c. 2006.

The prominent corner positioning of this retail unit provides for superb profile and access on to both Townsend Street and Shaw Street. Unit 2 benefits from a fully glazed façade supplying substantial natural light within.

Internally, the ground floor extends to approximately 140 sq m (1,506 sq ft) comprising a fully fitted Jiu Jitsu studio with additional unisex W/C, showers and a wheelchair accessible bathroom.

## Schedule of Accommodation

Unit 2	Sq. M	Sq. Ft
Ground Floor	140	1,506

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

## Tenancy

The entire is let to Hopling Limited T/A Republic of Jiu Jitsu on a 10-year lease from 1st April 2024 at a passing rent of €46,000 per annum. The lease expires on 31st March 2034 with a tenant only break option at the end of year 5.

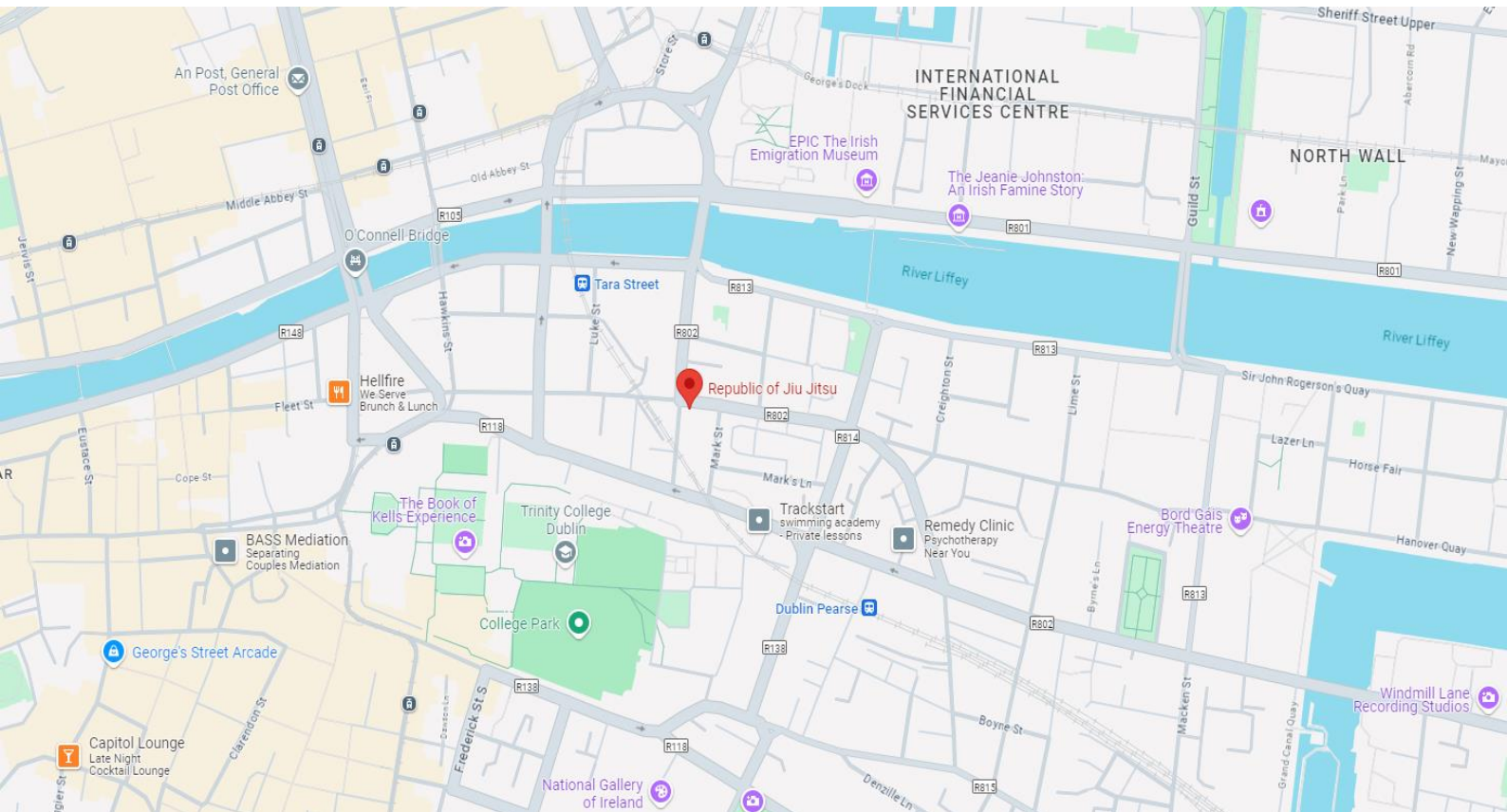


## Location

The subject property is located within Dublin City Centre on the southern side of Townsend Street, between its junctions with Shaw Street and Mark Street.

The immediate area comprises mainly office and residential uses together with a smaller proportion of ancillary retail and service uses. The area is also within a short walking distance of Trinity College and the south docklands, now a hub for Legal and IT related companies such as Matheson; Mason Hayes & Curran; Google and Facebook.

There are ample transport links servicing the area including the DART, various Dublin Bus services, and the Luas Red and Green lines all within walking distance making it a highly accessible location.



## Viewings

Strictly by appointment through sole selling agent.

## Guide Price

Seeking offers in excess of €475,000 reflecting a NIY of 8.8% assuming standard purchasers' costs of 9.96%.

## Service Charge

Service charge payable by the tenant per annum equates to €3,325.27

## BER Details

**BER C1**

BER No: 800909376

## Tenure

The property benefits from a Long Leasehold title under a 999-year lease from July 2008.

## Commercial Rates

To be confirmed.

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