

Lisney

COMMERCIAL REAL ESTATE



5 Dartmouth Road | Dublin 6 | D06 F9C7

INVESTMENT FOR SALE
BY PRIVATE TREATY



Detached two-storey over garden-level Victorian building extending to 2,848 sq. ft (NIA), with the benefit of a large garden with vehicular access and a single-storey ancillary structure to the rear.



Located adjacent to Dartmouth Square and within walking distance of Ranelagh Village and St. Stephen's Green.



The property may offer potential for alternative uses, including residential conversion, subject to planning permission and vacant possession.



Occupied by Tomkins & Co, an established patent and trademark attorney firm, lease expiring in April 2033.



Passing rent of €105,000 per annum with a rent review upcoming in April 2028.



LOCATION

The property occupies a prominent corner position at the northern side of Dartmouth Road, where it meets Dartmouth Square. Situated 1.5km south of St. Stephen's Green, the location offers convenient access to Dublin city centre and the southern suburbs.

Primarily a residential area, it also features a mix of commercial and office spaces. Nearby amenities include a range of retail, dining, and convenience options in Ranelagh Village and on Leeson Street. Well connected by public transport, the property benefits from Dublin Bus routes along Upper Leeson Street and is within walking distance of the LUAS green line stops at Charlemont and Ranelagh.



DESCRIPTION

The property comprises a detached two-storey over garden-level Victorian building extending to 264 sq. m (2,848 sq. ft) (NIA). The building is currently in office use and retains original features, including decorative cornices and fireplaces.

To the front, the property benefits from a small garden area with parking for up to two cars. To the rear, the property benefits from a large garden accessible from Dartmouth Square. This area includes a single-storey ancillary structure, currently used as office space, extending to 25 sq. m (271 sq. ft), together with an additional car parking space. Alternative uses may be possible, subject to obtaining the necessary planning permission.





ACCOMMODATION

Level	Area (Sq. M)	Area (Sq. Ft)
Garden Level	82.5	888
Hall Floor	76.0	818
Hall Floor Return	8.5	92
First Floor	88.7	956
First Floor Return	8.9	96
Total NIA	264.6	2,850

*Areas are approximate and provided for identification purposes only.





TENANCY DETAILS

Tomkins & Co holds the entire property on a 10-year lease from the 1st of May 2023. The lease term is 10 years, with a rent review due on the 30th of April, 2028. Tomkins was established in 1930 and is a long-established firm specialising in patent, trademark and intellectual property matters. The firm first occupied the property in 1962 and has occupied the property continuously since then. The current rent is €105,000 per annum.

ZONING

The property is zoned 'Z2: Existing Residential' with the zoning objective 'To protect and/or improve the amenities of residential conservation areas' under Dublin City Council Development Plan 2022 – 2028.

TITLE

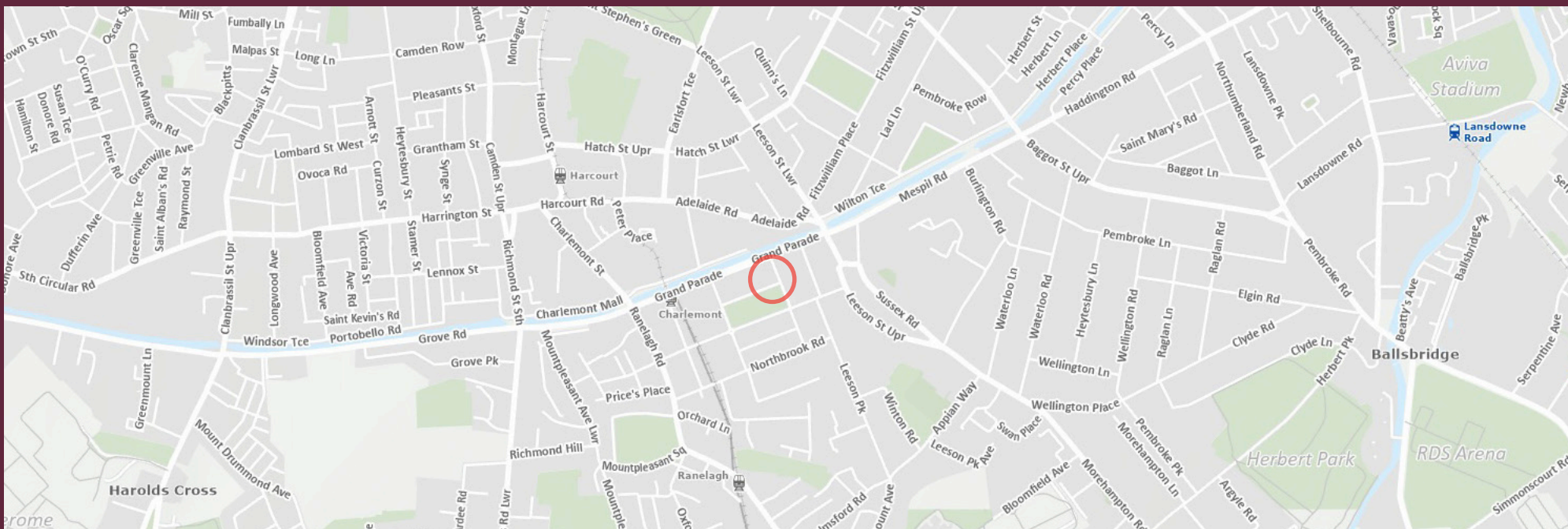
We understand the property is held Freehold.

PRICE

Guide price on application.

BER

We understand that the property is included on Dublin City Council's Record of Protected Structures and, as such, is exempt from BER certification.



FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact the sole selling agent, Lisney.

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Lisney

COMMERCIAL REAL ESTATE

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.