

FOR SALE BY PRIVATE TREATY

37/38

CAPEL STREET

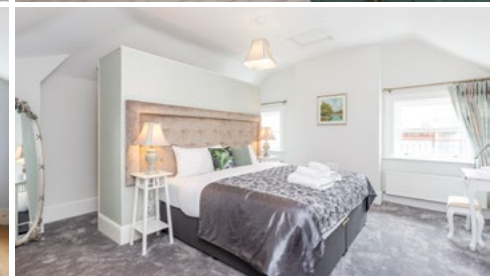
DUBLIN 1

Prime City Centre Residential
Investment

11 Premium Apartments

BER C3 E2





**EXCELLENT CITY CENTRE CONNECTIVITY,
WITH JERVIS LUAS JUST A 4-MINUTE WALK AWAY.**



**PRIME CAPEL STREET LOCATION
IN DUBLIN CITY CENTRE**



**11 APARTMENTS
(9 TWO-BEDS,
2 PENTHOUSE ONE BEDS)**



**GENEROUS AVERAGE UNIT
SIZE OF 825+ SQ FT**



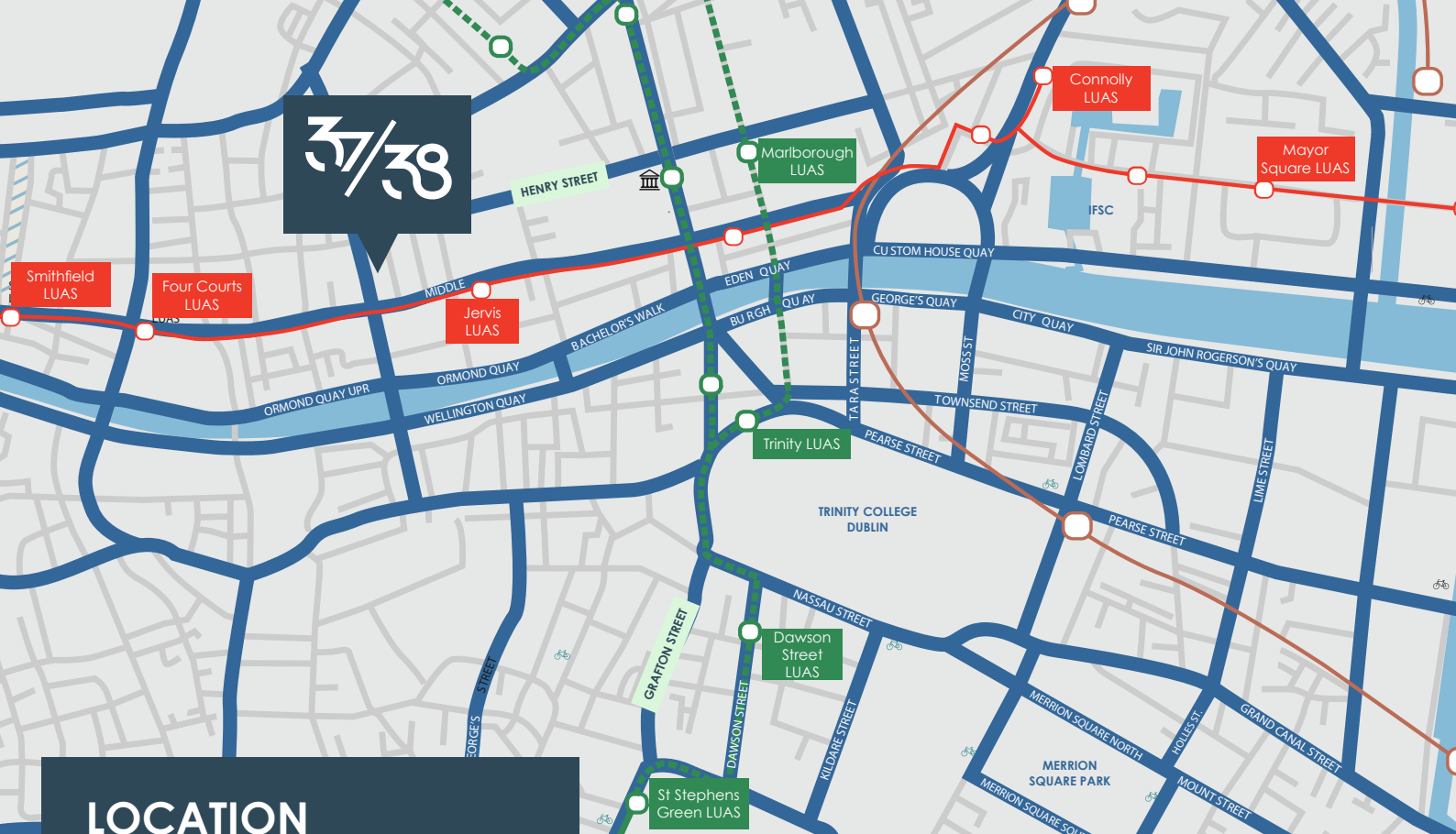
**GROSS INCOME OF €330,192
P.A.**



**ERV ASSESSED AT REGION OF
€350,000 P.A**



**OPERATING COSTS OF APPROX.
12.5% OF GROSS INCOME**



LOCATION

Prime position in a sought-after residential location

Positioned on the eastern side of Capel Street, close to its intersection with Mary Street, the property occupies a prominent position on one of Dublin's most diverse and characterful city centre locations. The street is renowned for its dynamic mix of independent retailers, restaurants, cafés and cultural venues. Capel Street has seen significant investment and regeneration in recent years and is now firmly established as one of the most in-demand residential addresses in the city.

The area is exceptionally well served by public transport, with the Jervis LUAS Red Line stop a 4-minute walk and numerous Dublin Bus routes on adjoining streets. Henry Street and the principal retail core are immediately adjacent, while Trinity College, the Four Courts, Smithfield and the Docklands are all within comfortable walking distance.

WALKING DISTANCES



LUAS TRAM

4 MINUTES
Jervis Stop

6 MINUTES
Four Courts Stop



BUS

4 MINUTES
Abbey Street

10 MINUTES
Ormond Quay



TRAIN

18 MINUTES
Tara Street Station

20 MINUTES
Connolly Station



CAR PARK

6 MINUTES
ILAC Shopping Centre

5 MINUTES
Jervis Shopping Centre



DESCRIPTION

11 modern apartments finished to the highest specification and presented in excellent condition

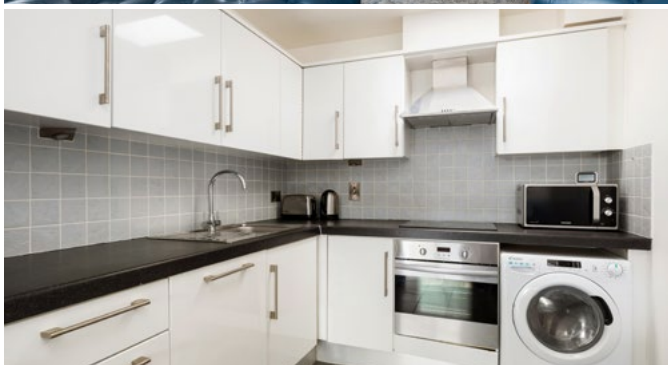
37 & 38 Capel street comprise of an original period structure to the front with three expansive two-bedroom apartments, one per floor. These apartments boast a floor area of excess 1,300 sq ft each and retain attractive period features with all modern conveniences. To the rear is a modern block comprising eight apartments, two per floor. Built circa. 2008.

The residential element is served by staircores to the front and rear, with an eight person passenger lift located in the rear of the building. The ground floor retail units to the front are not included in the sale.

At street level, the building presents an attractive stone façade, while the upper floors are finished in traditional red brick with sash-style windows in keeping with the broader Capel Street streetscape.

The residential accommodation comprises three two-bedroom apartments positioned within the front section of the building, enjoying direct frontage onto Capel Street. A further eight apartments are located to the rear, arranged across the first to fourth floors. Each of these apartments benefits from a full-width private balcony with elevated views across the city skyline.

The basement provides dedicated waste storage and building services accommodation, with a service lift connecting the basement directly to street level for refuse management purposes.



AVERAGE MONTHLY RENTS



€3,000

PER MONTH
2 Bed
Apartment
Front



€2,200

PER MONTH
1 Bed
Penthouse
Apartment



€2,334

PER MONTH
2 Bed
Apartment



€350,000

ERV ASSESSED AT
REGION

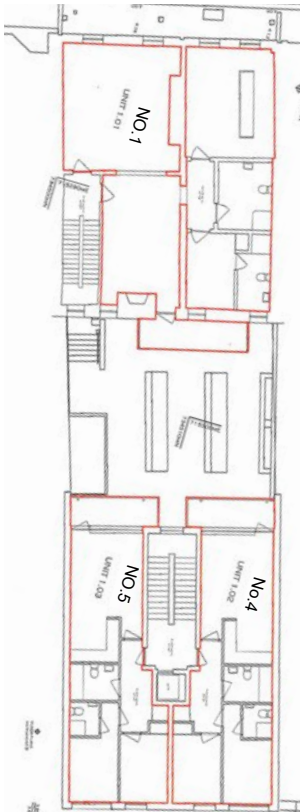
TENANCY SCHEDULE

Property	Beds	Area (sq ft)	Lease Start	Annual Rent	Status
Apartment 1	2	1,302	01/06/2021	€32,928	Occupied
Apartment 2	2	1,302	01/07/2025	€35,004	Occupied
Apartment 3	2	1,302	07/07/2026	€36,000	Occupied
Apartment 4	2	700	01/05/2021	€29,016	Occupied
Apartment 5	2	646	01/05/2021	€28,392	Occupied
Apartment 6	2	700	25/06/2021	€29,016	Occupied
Apartment 7	2	646	01/05/2021	€29,016	Occupied
Apartment 8	2	646	30/06/2021	€28,932	Occupied
Apartment 9	2	646	01/04/2021	€29,088	Occupied
Apartment 10	1	592	25/07/2026	€26,400	Occupied
Apartment 11	1	549	13/07/2026	€26,400	Occupied
Total		9,031		€330,192	

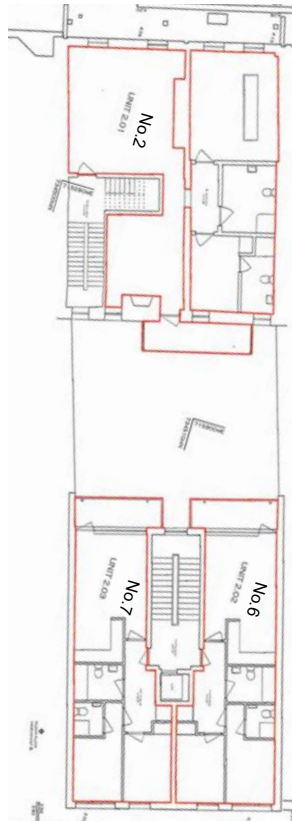
We have not measured the property and have relied on floor areas provided. All floor areas are approximate and subject to verification by interested parties.

FLOOR PLANS

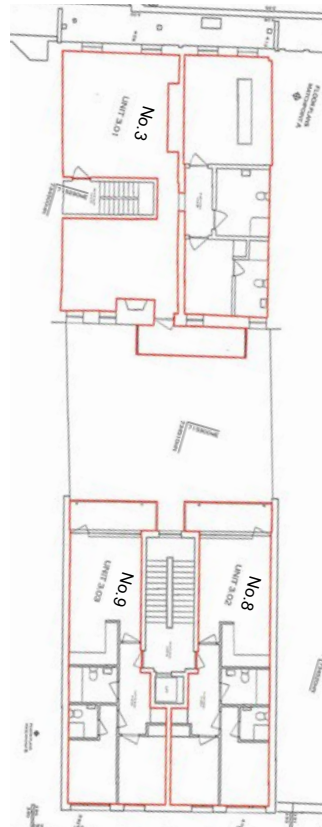
FIRST



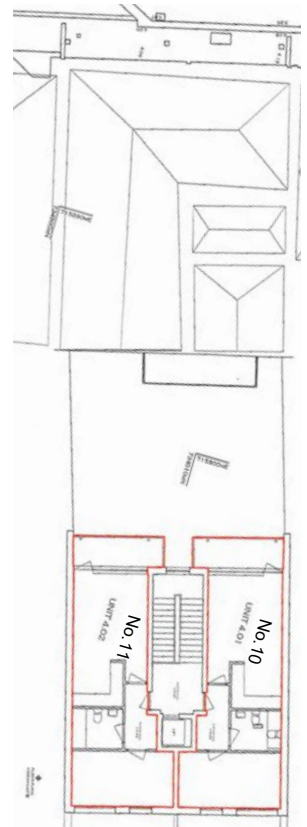
SECOND



THIRD



FOURTH



VIEWINGS

Strictly by appointment with Colliers

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