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## **Lot 3: Entire 2 x Commercial & 3 Apts., Meath Street, Dublin 8**

**Starting Bid: €820,000.00**



P J O'Dwyer & Co. in partnership with The Leinster Property Auction

Offered at bids over €820,000

We are delighted to welcome to the market an excellent opportunity to acquire an investment property in an excellent inner-city location that offers a strong rental demand.

Included as part of the sale are two, ground floor, commercial units, one ground floor, 1 bed apartment, one first floor 2 bed apartment and one first floor 3 bed apartment.

Retail unit one is currently in use as a nail bar and the tenants have traded successfully for several years. (BER G / BER No: 110008869)

Retail unit two is currently trading as a convenience store (BER G / BER No. 800758500)

The ground floor apartment is a one bed self-contained unit, currently tenanted. (BER F / BER No. 110008893)

The two bed apartment, fronts onto Meath Street and is currently tenanted. (BER G / BER

No. 110008869)

The two three apartment, is to the rear of the build and is also currently tenanted. (BER G / BER No. 110008919)

This mixed-use package of three properties offers an opportunity to get a good return from an easily managed investment. All three units are occupied and are currently producing an attractive return.

This is a compact investment with a retail unit at ground floor and a 3 bed apartment overhead. This is an easily managed property in a good location with a high profile in an area that continues to improve.

TO VIEW OR MAKE A BID CONTACT: P J O'Dwyer & Co. 01 668 4000 OR The Leinster Property Auction on 01 687 5040 or visit: [www.leinsterpropertyauction.ie](http://www.leinsterpropertyauction.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

## Retail Unit (nails bar):

Retail Area 1:  
3.50 m x 2.75 m

Retail Area 2:  
2.70 m x 1.95 m

Treatment Room:  
2.65 m x 2.00 m

## Apartment 1- Ground Floor:

Reception/Kitchen:  
4.70 m x 2.30 m

Kitchen:  
1.85 m x 1.65 m  
Fitted eye and floor level units.

Bedroom:  
3.30 m x 2.30 m

Bathroom:  
1.80 m x 1.65 m

Step in shower, w.c., w.h.b., fully tiled.

## **Apartment 2 - Top floor:**

Reception:  
3.40 m x 3.10 m  
Tiled fireplace

Kitchen:  
2.82 m x 1.65 m  
Fitted eye and floor level units.

Bedroom 1:  
3.67 m x 2.75 m

Bedroom 2:  
3.67 m x 2.10 m

Bathroom:  
1.80 m x 1.30 m  
w.c., w.h.b., fully tiled.

Shower Room:  
1.50 m x 1.50 m  
Step in shower