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## **10.71% Yield - Unit 1 Sauls Court Cow's Lane, Temple Bar, Dublin 2**

**Starting Bid: €280,000.00**



For sale by Brock DeLappe via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This property comprises of a ground floor retail unit of a mixed-use building with residential apartments overhead.

The property is in excellent condition and benefits from plastered and painted walls, solid wood flooring, high ceilings with and spray lighting. There is a fully fitted WC to the rear of the property which is partially tiled.

Located on Cow's Lane just off Dame Street within the central hub of Temple Bar. The immediate vicinity is home to a wealth of cafes, bars, restaurants and a wide range of independent shops and boutiques. Cows Lane a pedestrianised street situated between Lord Edward Street to the south and Essex Street West to the north, in the heart of Temple Bar on Dublin's south inner city which continues to attract huge numbers of tourists and

locals who frequent the wide variety of shops, coffee shops, restaurants and bars in the area.

Popular visitor attractions in the locality include Dublin Castle, City Hall, Olympia Theatre, National Photographic Archive / Meeting House Square and Christ Church Cathedral. Neighbouring occupiers include John Weldon Auctioneers, Queen of Tarts, Gillian and Edgeworth Hair Studio.

The immediate area is well served by public transport with numerous Dublin bus routes serving Dame Street and Parliament Street and Essex Quay. The Luas is situated approx. 850 metres east of the property on Westmoreland Street and the Dart services are available at Pearse and Tara Street stations. Located in Dublin's Cultural Quarter; Temple Bar.

#### Features

Located in the heart of Dublin's city centre.

Offering 10.71% Yield

High efficiency double glazing

Fully alarmed

Spray lighting

Solid wood flooring

Suitable for a wide variety of retail uses

BER D1/ BER No. 800412553

Useful Floor Area: 36 m2

### 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. iamsold 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.