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Aston Abbey, 10 Aston Quay, Temple Bar, Dublin 2

Starting Bid: €1,250,000.00







For sale by Kelly Bradshaw 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Description:

PRIME TEMPLE BAR INVESTMENT OPPORTUNITY /10% YIELD /ESTABLISHED CITY-CENTRE RESIDENTIAL PORTFOLIO/ 4 X SELF-CONTAINED APARTMENTS /BASEMENT LOCK UP STORAGE UNIT

An exceptional opportunity to acquire a high-performing residential investment portfolio in one of Dublin's most sought-after and resilient rental locations. Situated at 10 Aston Quay, Dublin 2, in the very heart of Temple Bar, this unique offering comprises four self-contained one-bedroom apartments together with a valuable own entrance lock up/ storage unit, delivering strong income-generating potential and long-term asset appreciation prospects.

Positioned on the highly visible Aston Quay frontage and benefiting from dual access via Aston Quay and secure rear access from Bedford Lane, the property offers excellent

operational flexibility and ease of management within Dublin's thriving city centre.
Investment Highlights

• Established residential investment portfolio in a prime Dublin 2 location
• 10% Yield
• Four self-contained one-bedroom apartments
• Additional 54 sq.m. basement storage/ancillary unit
• Dual access from Aston Quay and Bedford Lane
• Strong and consistent tenant demand
• Excellent potential for long-term capital growth
• Lift-serviced building
• Rare opportunity to acquire multiple income-producing units under one title

Accommodation:

Apartment 2 – Approx. 43 sq.m.
Apartment 4 – Approx. 34 sq.m.
Apartment 6 – Approx. 32 sq.m.
Apartment 7 (Penthouse Apartment) – Approx. 45 sq.m.
Basement Lock up Storage Unit – Approx. 54 sq.m.

Features:

PRIME TEMPLE BAR INVESTMENT OPPORTUNITY
10% YIELD
ESTABLISHED CITY-CENTRE RESIDENTIAL PORTFOLIO
4 X SELF-CONTAINED APARTMENTS
BASEMENT LOCK UP STORAGE UNIT

To view or access the legal pack copy and paste following link:
http://www.iamsold.ie/properties/ee490e840cb34e8aa4cb08c185d29d85/auction-pack

To view or make a bid contact Kelly Bradshaw or iamsold, www.iamsold.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

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information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.