

Kelly Bradshaw Dalton
165 Drumcondra Rd Lower
Drumcondra
Dublin 9
t: 01 804 0500
email: info@kbd.ie

72-73 Dorset Street Upper, Eccles Street, Dublin 1

Starting Bid: €1,350,000.00



For sale by Kelly Bradshaw Dalton 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.

We are delighted to present to the market The Eccles Townhouse located on 72-73 Dorset Street, Dublin 1.

Nestled in the heart of the city, The Eccles Townhouse offers discerning investors a unique opportunity to acquire a meticulously restored Victorian guesthouse with significant yield potential.

This fully operational 7-room property masterfully blends timeless architectural features with modern amenities.

Each room has been thoughtfully designed, preserving the character of the period with original windows and steel columns.

On the ground floor, the charming Café Bar enhances the property's appeal with its

authentic 19th-century ambiance which has become a local favourite, adding an extra income stream.

The basement features additional seating and a fully equipped kitchen, offering flexibility for event hosting, expanded dining services, or private functions.

The Eccles Townhouse is a turnkey investment offering steady income and strong capital appreciation potential.

Whether you are an experienced hospitality investor or seeking to diversify into real estate with reliable yields, this property represents an exceptional opportunity.

Investment Options:

Option A:

Continue operating as a nightly accommodation business with a current income of €272,000 annually from room bookings. Additionally, there's the potential to lease the café/bar space for an extra €40,000 per year, bringing the total possible revenue to €312,000. This leaves substantial room for running costs.

Option B:

Convert the property into a House of Multiple Occupation (HMO), with a rental income potential of €10,000 monthly (€120,000 annually) from the rooms. This includes:

Room 1 (Double, Single): €1,600/month

Room 2 (Small Double): €1,200/month

Room 3 (Double, Single): €1,600/month

Room 4 (Double): €1,400/month

Room 5 (Double): €1,400/month

Room 6 (Double, Single): €1,400/month

Room 7 (Double, Single): €1,400/month

Additionally, the commercial café/bar space can be leased for €40,000 annually, bringing the total potential income to €160,000 annually under the HMO model. This results in an attractive 11.9% YIELD.

Prime Location:

Situated on the corner of Eccles Street and bustling Dorset Street, the Eccles Townhouse is conveniently located next to secure private parking, and just steps from the 747 & Aircoach airport shuttle stop. Croke Park, cultural hotspots such as the Hugh Lane Art Gallery, James Joyce Cultural Centre, and several theatres are all within walking distance. The townhouse is also a short stroll from Temple Bar, Trinity College, Guinness Hopstore, and shopping areas like Henry Street, making it an ideal spot for visitors and tenants alike.

Whether continuing as a guesthouse or transitioning to an HMO, the Eccles Townhouse offers substantial returns with its prime location and rich heritage appeal.

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or [iamsold](http://iamsold.com), 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

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.