

Mixed Use Investment Opportunity

THE BULL RING

67-70 Meath Street, Dublin 8



PROPERTY HIGHLIGHTS

- An attractive mixed-use investment
- Centrally located in Dublin 8
- Excellent public transport connectivity
- Residential P.P. Granted
- 980 sq.m. (10,530 sq.ft.) GIA
- Total current rent €141,000 p.a.
- Estimated rental value €285,000 p.a.
- Guide Price €2,250,000
- NIY: 5.7%
- Revisionary yield: 11.52%

LOCATION

The property is located on the eastern side of Meath Street close to the junction with both Carman's Hall and Engine Alley, in the heart of The Liberties.

The Liberties are ideally situated approximately 1km Southwest of the City Centre. Traditionally associated with market traders, local family-owned businesses as well as whiskey distilling, it is now a centre of enterprise, innovation, art, design, leisure, entertainment and commercial life. It is the home of the tech and media hub as well as medical and education centres.

The immediate vicinity benefits from many popular tourist attractions such as the Guinness Storehouse approximately 600m to the west, Teelings Whiskey Distillery approximately 550m to the south and Christ Church Cathedral situated approximately 700m to the east. The famous Vicar Street venue is a short 2 minutes' walk from the property.

The area is well served by public transport with numerous Dublin Bus routes, Dublin Bike depots and the Red Luas line.

LUAS

10 min walk



BUS

on doorstep



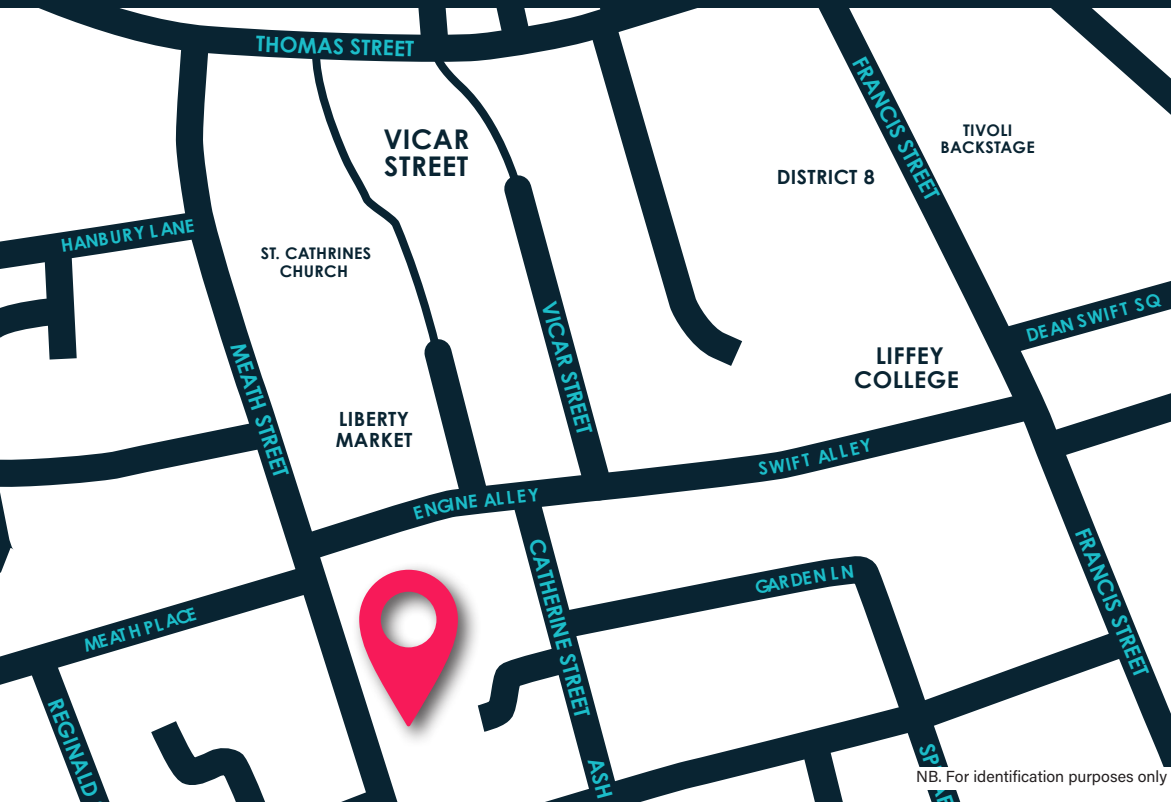
DUBLIN BIKES

2 min walk



TAXI RANK

on doorstep



NB. For identification purposes only

DESCRIPTION

The subject property comprises a modern three storey block extending to approximately 980 sq.m. (10,530 sq.ft.) GIA over three levels. The ground floor provides for 1 x café unit, 1 x retail unit (ranging in size from 955 sq.ft. – 2,615 sq.ft. NIA), together with 2 x levels of office accommodation accessed via a private entrance to the eastern side of the building. The office accommodation benefits from a private terrace at second floor level.

The building was refurbished in its entirety during the course of 2015/2016 with a new façade, windows and shop-fronts installed. In addition to this, new fire protection & building services have been installed throughout.

Note residential planning permission has also been granted (WEB2256/25) to convert the 1st and 2nd floors and add an additional storey to the building. The development will comprise four one bed apartments: six two bed apartments & one two bed duplex apartment, totalling eleven residential units, along with internal alterations and all associated site works.

SPECIFICATION



Raised access floors



Fit-out completed by landlord to current tenant's specification



Exposed ceilings



Daikin HRV air conditioning system



Showers



8 x person passenger lift

SCHEDULE OF ACCOMMODATION

	Tenant	GIA Size (sq.ft)	NIA Size (sq.ft)	Lease Start	Rent Review	Lease End	Current Annual Rent
Ground Floor	Jaru Food Limited	1,140	955	16 Mar 2017	16 Mar 2027	27 Oct 2032	€36,000
Ground Floor	Jungle Sports Limited	2,615	2,615	15 Aug 2019	-	14 Aug 2029	€65,000
1st Floor	Vacant	3,890	2,585	Vacant	-	Vacant	€0
2nd Floor	Renaissance Engineering Limited	2,885	1,915	01 May 2023	01 May 2028	30 Apr 2033	€40,000
		10,530	8,070				€141,000

N.B Interested parties are to satisfy themselves to the accuracy of this information.





TITLE

Freehold.

GUIDE PRICE

€2,250,000.

BER

BER B3 D1

VIEWING

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

AGENTS DETAILS

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