



FOR SALE

CITY CENTRE RETAIL INVESTMENT

57/58 MOORE STREET
(& REAR OF 56),
DUBLIN 1

Tenants Not Affected



Executive Summary

City Centre Retail Investment

Three Storey Over Basement

Approximately 823 sq.m. (8,860 sq.ft.)

Let to Eurogiant

Passing Rent €140,000 per annum

Lease Expiry April 2026

Guide Price €1,650,000 exclusive

NIY 7.72%

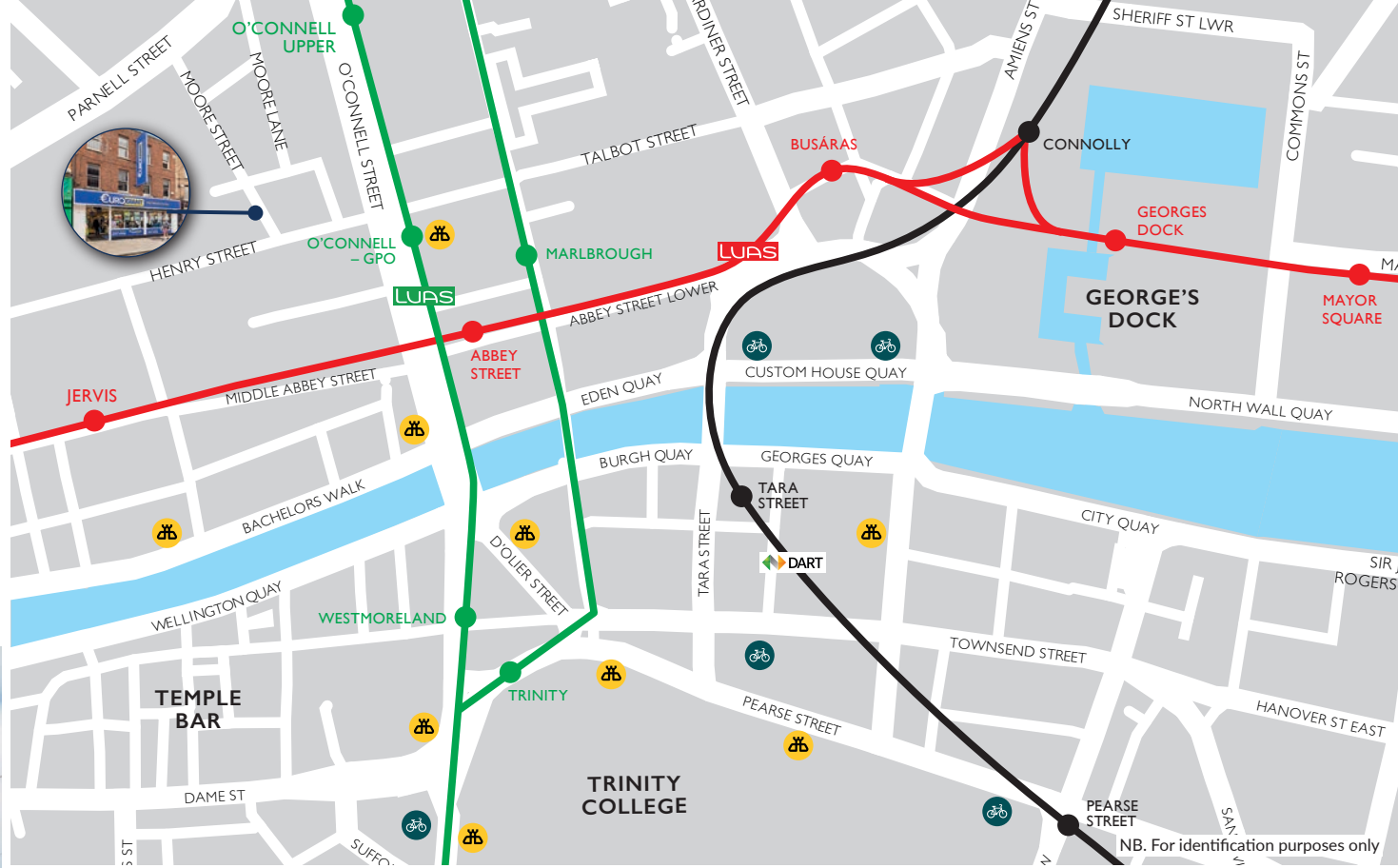
Capital Value €186 per sq.ft.



Location

The property is located on the western side of Moore Street in a prime retail location just metres from Henry Street. Moore Street is a busy thoroughfare which links Henry Street with Parnell Street bordering the Ilac Centre. The area is renowned for its age-old fruit and vegetable market and historic buildings which were linked to the 1916 Easter Rising.

The area will be further enhanced by the future redevelopment of the Dublin Central site which is bound by Moore Street, Henry Street, O'Connell Street and Parnell Street. Access to the area is excellent, numerous bus routes serve the area and the O'Connell GPO Luas is located approximately 250m from the property.





NB. For identification purposes only



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57/58
MOORE
STREET

Description

The subject property comprises an attractive mid-terraced building arranged over basement, ground, first and second floors. The entire extends to approximately 823 sq.m. (8,860 sq.ft.).

The property is utilised as a retail unit at ground floor level with ancillary storage, office and staff accommodation and provided at basement, first and second floor levels. There is a secure goods yard and delivery area to rear accessed via Sampsons Lane off Moore Street.

Tenancy Information

The subject property is let in its entirety to Eurogiant on a Full Repairing & Insuring Lease for a term of 35 years from 23rd April 1991 with lease expiry in April 2026 at an annual passing rent of €140,000 per annum.

Town Planning

The property is Zoned Z5 'City Centre' within the Dublin City Development Plan 2022-2028. The objective of this Zoning is 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.' As per the Development Plan, 'a mix of uses should occur both vertically through the floors of buildings as well as horizontally along the street frontage.'

A general mix of uses, e.g. retail, commercial, residential, will be desirable throughout the area and active, vibrant ground floor uses promoted.'

A sample of Permissible Uses include;

- Residential
- Hostel (Tourist)
- Hotel
- Restaurant
- Office
- Medical
- Education

The property is not recorded as a Protected Structure within the Dublin City Council Record of Protected Structures.



Title

Please refer to agent.

Guide Price

€1,650,000.

VAT

Please refer to agent

BER**Solicitor**

OSM Partners LLP

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Viewings

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

Agent Details

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