

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.

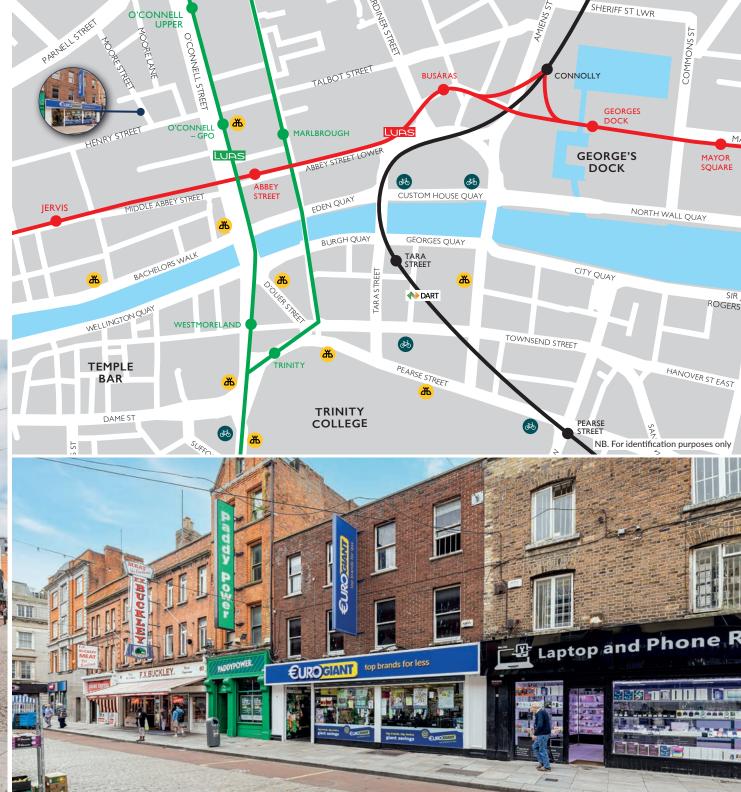


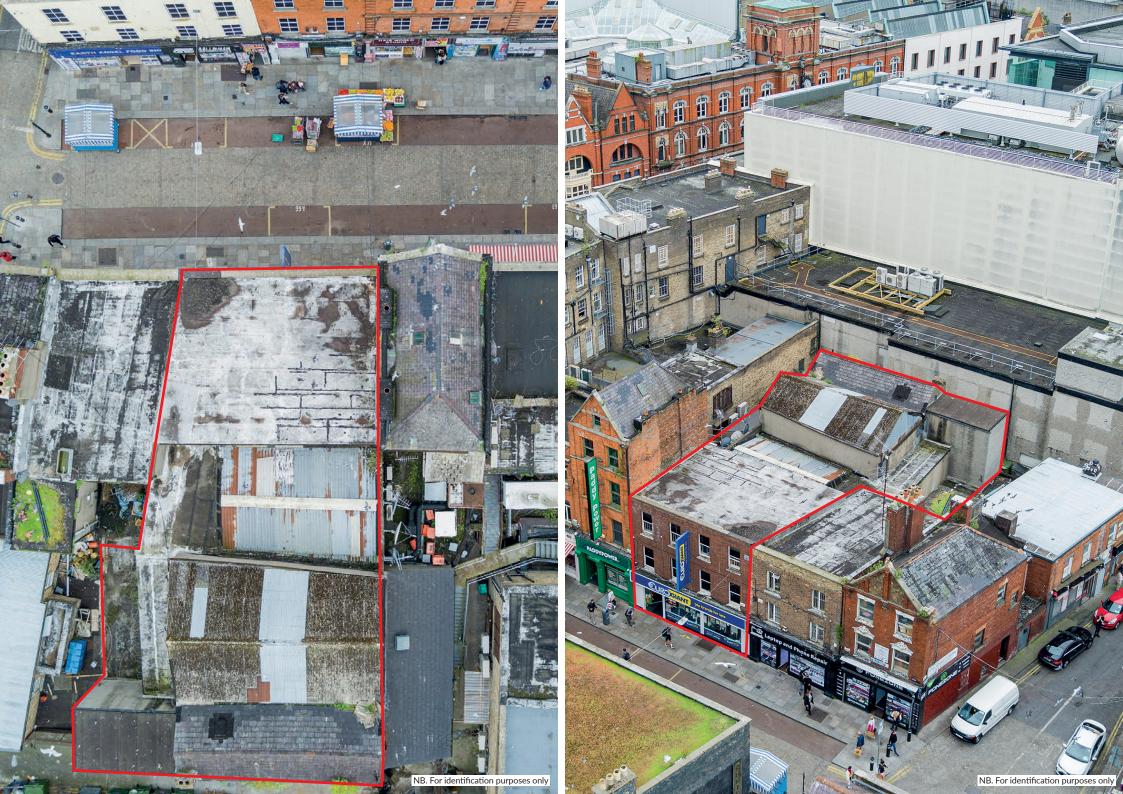
Location

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 llac 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.









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

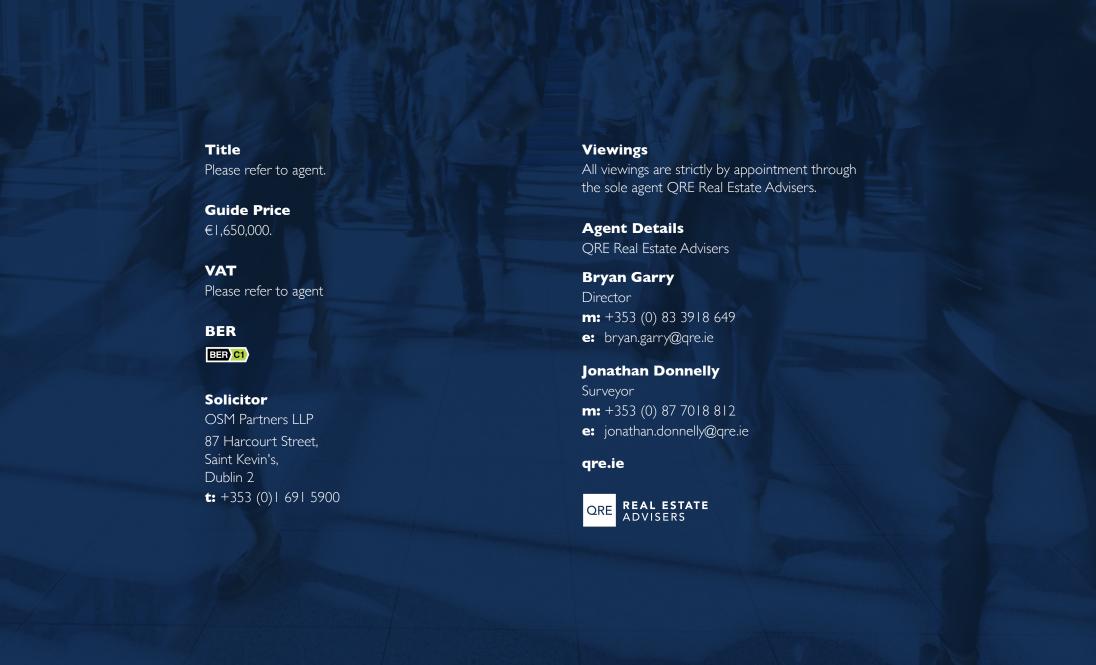
- Office
- Medical
- Education

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









PSRA Registration No. 003587.

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.