

STRADBALLY SHOPPING
CENTRE,
MAIN STREET,
STRADBALLY, CO. LAOIS



BER B3 G



MODERN MIXED USE INVESTMENT OPPORTUNITY

9 RETAIL UNITS INCLUDING SUPERVALU
ANCHOR UNIT PLUS 10 X 2 BEDROOM
APARTMENTS

COMBINED CURRENT INCOME OF
€284,579 PER ANNUM

TENANTS NOT AFFECTED



◆ INVESTMENT SUMMARY

- Modern mixed use development constructed circa 2007
- Good tenant mix
- Anchor unit let to DC Supermarkets Limited t/a SuperValu at €130,000 per annum with over 16 years unexpired – upwards only rent reviews & no break options
- Approximately 2,953 sqm (31,775 sqft) of which 71% is commercial
- Communal car parking for over 80 cars
- Current gross income of €284,579 per annum, with just two vacant units
- WAULT of 10.5 years
- Quoting price of €3,000,000 representing a net initial yield of 9.08%



LOCATION ◆

Stradbally is a market town located along the N80 Carlow – Portlaoise route, approximately 12km south east of Portlaoise and 91km south west of Dublin. The town functions as a service centre for the immediate surrounding areas and is known for hosting the Irish Steam Rally annually. In recent years, Stradbally is also home to the Electric Picnic music festival, the gates to which are situated directly opposite the subject property.

The property is situated on the eastern side of Main Street. The layout of Stradbally is that of a long linear street with two squares on the western side, Market Square and Courthouse Square.

The population of Stradbally is 1,629 persons according to the CSO Census 2011.

◆ DESCRIPTION

The development was built in 2007 and provides for 9 retail units, 15 apartments, and over eighty communal car parking spaces. Five of the apartments were previously sold off individually. The remaining accommodation extends to approximately 2,972 sqm (31,991 sqft) in its entirety.

The retail scheme is anchored by DC Supermarkets Ltd trading as SuperValu. Other occupiers include Chemco Pharmacy, An Post, Stradbally Fayre, and The Arch (takeaway) amongst others. The combined income from the commercial element is currently €240,911 per annum (84.66%).

Each of the overhead apartments has two bedrooms and is laid out over two floors with an average size of approximately 79 sqm (847 sqft). One of the apartments remains in shell and core condition and is approximately 153 sqm (1,647 sqft).

The total residential income at present is €43,886 per annum, with the average apartment let at €5,460 per annum.



UNIT NO.	TENANT NAME	TRADING AS	HEADS OF TERMS ONLY	OCCUPATION/ LEASE START	EXPIRY OF LEASE	NEXT REVIEW DATE	CURRENT RENT	SQFT
COMMERICAL								
UNIT 1	CLARE COLEMAN	COCO HAIR SALON	YES	18/04/2012			€ 8,729	622
UNIT 2	CHRIS MAGUIRE	STRADBALLY FAYRE CAFÉ	YES	06/11/2007			€ 18,000	435
UNIT 3	CHRIS MAGUIRE	STRADBALLY FAYRE CAFÉ	YES	01/01/2016			€ 4,200	1132
UNIT 4	EILEEN MAHER	ARCH TAKEAWAY	YES	20/04/2009			€ 15,960	654
UNIT 5	DUELCEM LTD	PHARMACY		30/12/2008	29/12/2033	31/12/2018	€ 45,000	1,388
UNIT 6	DS SUPERMARKETS LTD	SUPERVALU		23/07/2007	22/07/2032	24/07/2017	€ 130,000	15,846
UNIT 7	KIM BYRNE	BARBERS	YES	01/03/2015			€ 5,495	333
UNIT 8	MICHAEL BUGGIE	POST OFFICE					€ 0	
UNIT 9	ANDY O'SHEA	ANDY'S FURNITURE	YES	01/07/2013			€ 5,495	1,312
UNIT 10	SKIN DEEP	BEAUTY SALON					€ 8,032	1,000
TOTAL							€ 240,911	22,722
RESIDENTIAL								
APMT 3								786
APMT 4	PRIVATE INDIVIDUAL 1				04/02/2014	16/10/2016	€ 5,460	741
APMT 5	PRIVATE INDIVIDUAL 2				13/06/2014	12/06/2016	€ 5,700	761
APMT 7	PRIVATE INDIVIDUAL 3				19/05/2011	04/08/2016	€ 4,800	871
APMT 9	PRIVATE INDIVIDUAL 4				08/07/2015	07/07/2016	€ 5,400	893
APMT 10	PRIVATE INDIVIDUAL 5				17/10/2014	16/10/2016	€ 5,460	872
APMT 12	PRIVATE INDIVIDUAL 6				11/01/2013	11/01/2016	€ 5,688	882
APMT 14	PRIVATE INDIVIDUAL 7				14/01/2011	14/01/2016	€ 5,700	884
APMT 15	PRIVATE INDIVIDUAL 8				17/10/2014	16/10/2016	€ 5,460	716
APMT 11/16	SHELL & CORE							1,647
TOTAL							€ 43,668	9,053
COMBINED							€ 284,579	31,775

All intending purchasers should satisfy themselves in relation to floor areas

For the avoidance of doubt, the proposed sale is an investment sale and tenants are not affected.

TENURE

We understand the properties are held freehold/long leasehold.

PRICE

Offers are sought in the region of €3,000,000 exclusive.

VAT

We are advised that VAT will be applicable to the sale.
Transfer of business relief applies.

VIEWINGS

Strictly by prior appointment through sole selling agents Lisney

SOLICITORS

BDM Boylan Solicitors,
Clarkes Bridge House,
Hanover St, Cork

CONTACT

Christopher Belton	01-638 2750	cbelton@lisney.com
Thomas Byrne	01-638 2770	tbyrne@lisney.com

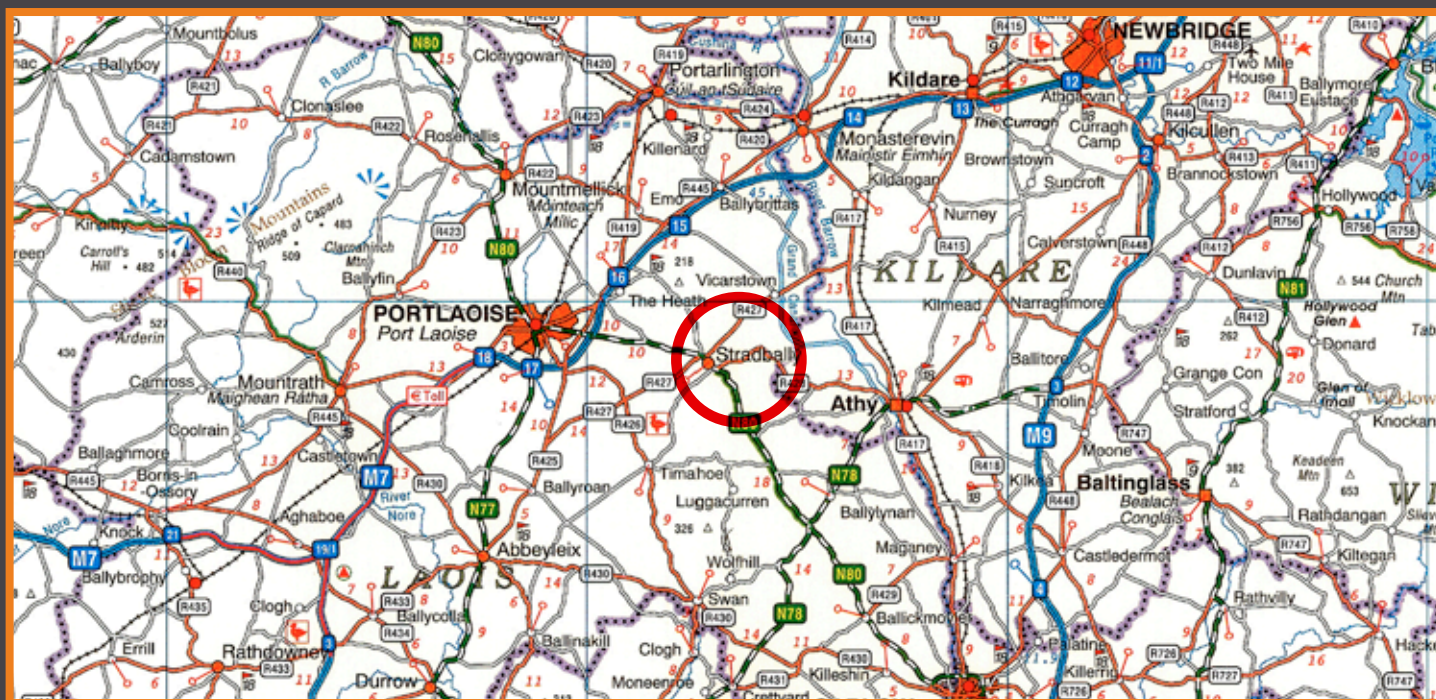
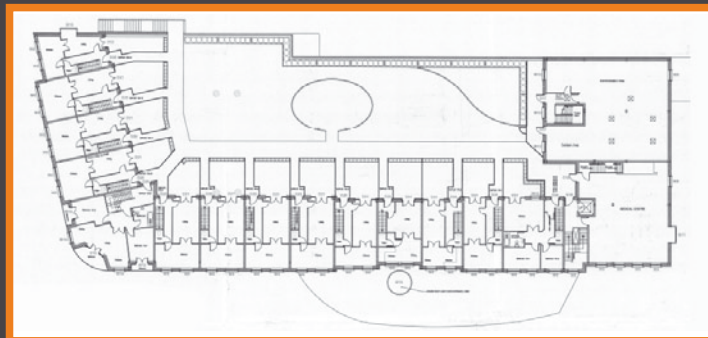
FLOOR PLANS

Not to Scale - For indicative purposes only.

GROUND FLOOR



FIRST FLOOR



Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.