

## RETAIL INVESTMENT OPPORTUNITY

## 50% INTEREST IN A GROUND FLOOR RETAIL UNIT, ICE RINK DEVELOPMENT, DOLPHIN'S BARN, DUBLIN 8

BER C1



01-638 2700

- Retail Investment Opportunity
- 50% interest in a ground floor retail unit extending to approximately 510 sqm (5,490 sqft) on a GIA basis
- Situated close St. James' Hospital & The Coombe Hospital on one of Dublin's busiest bus corridors.
- Entire is leased to Triode Newhill LLP Limited t/a Spar, guaranteed by BWG Foods Unlimited Company with an unexpired lease term of 13.8 years (no breaks).
- Generating an annual rent of €80,000 per annum.
- Long leasehold title.





## LOCATION

The Ice Rink development occupies a prominent position at the junction of Dolphin's Barn and Reuben Street, Dublin 8.

The building is close to both The Coombe Hospital (100 metres) and St. James' Hospital (1km), while St. Stephen's Green and all of the amenities of the city centre is just 2.2km away (25 min walk) via Cork Street.

The location is excellently served by public transport with the Fatima Luas Stop (Red Line) situated just 600 metres north of the property on James' Walk and Dublin Bus operating a number of services along Cork Street/Dolphin's Barn to and from Dublin city centre/south suburbs.

## DESCRIPTION

The Ice Rink development was constructed in circa 2006 and comprises a mixture of residential, office and retail accommodation.

The subject property consists of a 50% in the long leasehold interest in the ground floor retail unit, which extends to approximately 510 sqm (5,490 sqft). The unit is regular in shape and occupies a prominent position at the junction of Dolphin's Barn and Reuben Street, Dublin 8.

The entire is leased to Triode Newhill LLP Limited t/a Spar on a 25 year lease from November 2006 (no break options) and

is guaranteed by BWG Foods Unlimited Company. The lease is subject to five yearly rent reviews which operate on an 'upward only' terms. Internally, the tenant has divided the unit to provide for an Insomnia, Subway and a local Post Office.

The 50% interest generates an annual rent of €80,000 per annum.

## TENURE

We understand the unit is held on a Long Leasehold title of which we are instructed to sell a 50% share.

## PRICE

On application.

## BER INFORMATION

BER: C1.

BER No. 800605214.

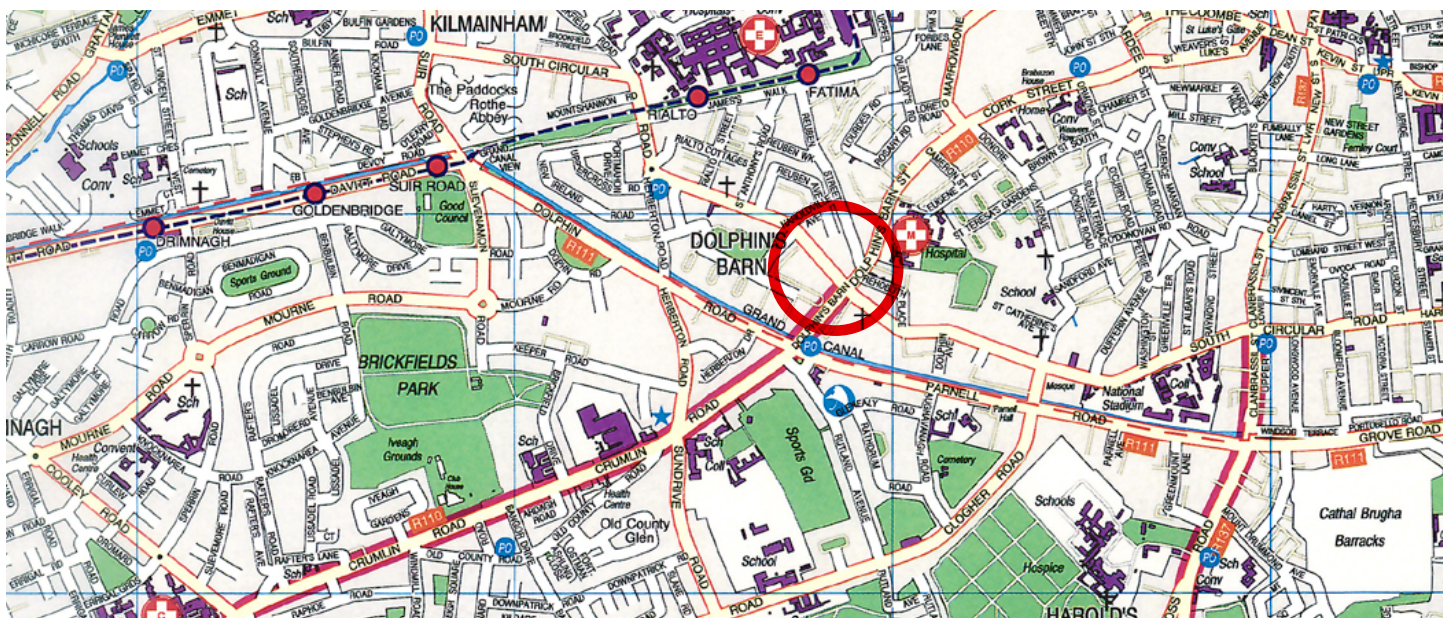
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

