

Morrissey's

Lisney

FOR SALE

ON THE INSTRUCTIONS OF MR. NEIL HUGHES - STATUTORY RECIEVER OF CERTAIN ASSETS OF ASHBURTON CONSTRUCTION LTD.

JK STOUTMAN'S & MAH-TECH, 126 / 133 JAMES STREET, DUBLIN 8

- For Sale By Private Treaty
(tenants not affected)
- Substantial Licensed Premises & Retail
Investment property extending to
approx. 730 sqm GIA
- Modern purpose built property within
established focal point for tourism
adjacent to St. James Gate Brewery &
Guinness Storehouse
- Current combined rental income
approx. €50,000 p.a. excl
- Short Leases affording Vacant
Possession in 2021 or new lease terms
(subject to agreement)

01-676 5781



LOCATION

The subject Investments are centrally positioned within Dublin City and located immediately adjacent to the principal tourist attractions of the Guinness Brewery at St. James Gate, The Guinness Storehouse facility, The National Museum of Ireland at Collins Barracks and The Phoenix Park.

The immediate area has witnessed extensive development and rejuvenation in recent years with a multitude of new large scale Apartment, Office and Retailing developments constructed within close proximity.

Importantly these properties are situated opposite the St. James Hospital Campus and adjacent to the new Heuston South Quarter development , a new large scale City district housing 55,000 sq.m. of dedicated Office accommodation, 350 Apartments, Retailing and Restaurant concerns together with a Crèche and the Marriott 4 Star Hotel and Conference Centre.

THE PROPERTY

These investment interests comprise part of the ground and basement levels of a modern purpose built part three and part four storey over double basement mixed use development.

Internally the properties comprise a Licensed Premises extending to approximately 625 sq.m. and a separate Retail Premises extending to approximately 105 sq.m.

TENANTS

The Licensed Premises is let to Stoutmans Limited on a 4 Yr 9 Mth Lease at a passing rent of €42,000 p.a. excl.

Currently trading as JK Stoutman's, these licensed premises enjoy a high volume food and beverage business augmented by music entertainment that is derived from the substantial local population and bolstered by the large volume of tourist traffic drawn to the area by the many surrounding cultural & entertainment attractions.

The Retail Premises is let to Malai Daoreeram on a 4Yr 9Mth Lease at a passing rent of €7,800 p.a. excl. and trades as Mah-Tech which specialises in the sale and repair of electrical goods.

TENANCY & ACCOMMODATION

User	Accommodation GIA Sq.M Approx		Tenant	Lease Term	Rent	Lease Expiration
Licensed Premises	Ground	334.42	Stoutmans Limited	4 Years & 9 Months from 1st May 2016	€42,000.00 p.a. excl	31st January 2021
	First	152.45				
	Basement	138.22				
	Total	625.09				
Retail	Ground	51.00	Malai Daoreeram	4 Years & 9 Months from 30th August 2016	€7,800.00 p.a. excl	30th May 2021
	Basement	54.00				
	Total	105.00				

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TITLE

Long Leasehold

COMMERCIAL RATES

Property	Licensed Premises	Retail Premises
Rateable Valuation	€50,000	€14,050
Rate Multiplier	0.258	0.258
Rates Bill 2018	€12,900	€3,624.90

BER DETAILS

LICENSED PREMISES

BER: C1
BER No: 800326308
EPI: 716.86 kWh/m2/yr.

RETAIL PREMISES

BER: C1
BER No: 800458846
EPI: 562.68 kWh/m2/yr.

SOLICITOR

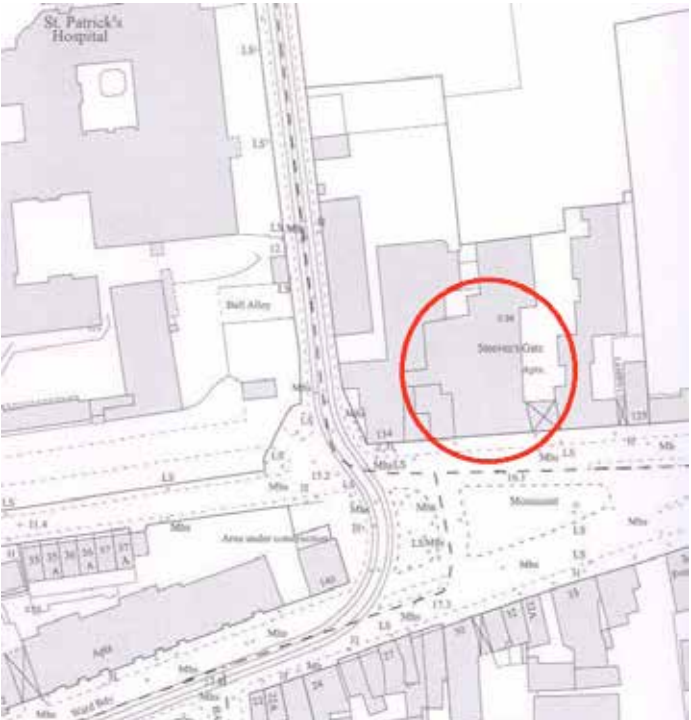
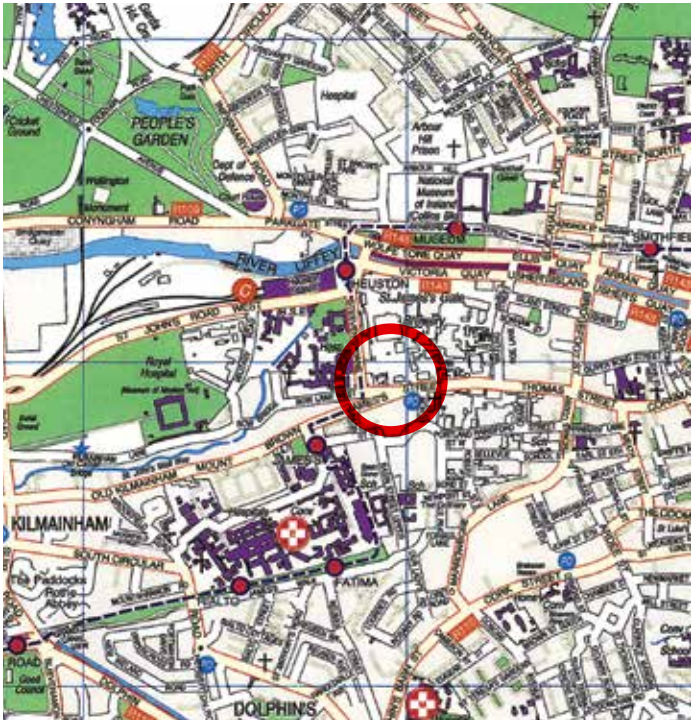
Caroline Crowley,
Beauchamps,
Riverside Two,
Sir Johns Rogerson's Quay,
Dublin 2,
(01) 418 0600,
c.crowley@beauchamps.ie

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

Inventory of Furniture & Effects included in the sale available upon request.

Rory Browne 01-676 5781 rory@morrisseys.ie
Shane Markey 01-676 5781 shane@morrisseys.ie



DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

LONDON

91 Wimpole Street,
London,
W1G 0EF, UK
Tel: +44 (0)203 714 9055
Email: london@lisney.com

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. Lisney PSRA No. 001848. Morrissey's PSRA No. 003921.

