

Lisney

Prime Mixed Use Investment
FOR SALE

18 DAME STREET, DUBLIN 2





Investment Summary

- ◆ High profile mixed use investment property situated on Dame Street
- ◆ Extending to approximately 446.1 sq.m (4,802 sq.ft)
- ◆ Rent of €152,338 per annum with potential to improve on through leasing the vacant fourth floor
- ◆ Secure income stream with a weighted average unexpired lease term (WAULT) of approx. 9.00 years including nearest breaks and 10.90 years to lease expiry.
- ◆ Tenants not affected by sale





Location

No. 18 Dame Street is situated on the southern side of Dame Street close to its junction with South Great George's Street, approx. 150m south of Essex Street East in the heart of Dublin's tourism and cultural hub.

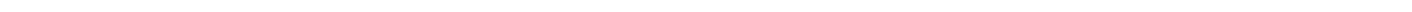
The street is a busy thoroughfare in Dublin city centre and carries large volumes of pedestrian and vehicular traffic. The property's proximity to Dublin city centre provides for excellent transport links to include Dublin Bike Stations, Cross City Luas and numerous Dublin Bus Routes.

High profile occupiers in the immediate area include, Spar, AIB Bank, City Hall and the Olympia Theatre.

Description

The property comprises a five storey over basement mid terraced mixed use building with a traditional timber framed shop front fronting onto Dame Street.

The ground floor is in restaurant use which is supported by kitchen and storage facilities at basement level. The upper floors provide for independent access off Dame Street and provide office accommodation. Note: The vacant fourth floor historically provided residential accommodation. The rear of the ground floor restaurant benefits from direct access off Dame Lane.



Tenancy & Accommodation Schedule

Floor	Sqm (Approx NIA)	Tenant	Lease Start	Term Years	Break Option	Rent pa
Ground	112.5	Manakamana Trading Limited t/a Kathmandu	17/05/2011	20	N/A	€95,000
Basement	65.5	Kitchen				
First Floor	99.9	Scott Murphy Chartered Building Surveyors Ltd	18/12/2018	10	18/12/2023 (T)	€26,338
Second	58.4	Individual t/a	*With	10	At expiry of Year	€31,000
Third	57.5	City Therapy	Solicitors		5 (T)	
Fourth	52.3	Vacant (in need of refurbishment)	Vacant	N/a	N/A	N/A
TOTAL	446.1					€152,338

Tenure

We understand the property is Freehold via a Fee Farm Grant dating from 1897.

Services

We understand all main services are connected and supplied to the building.

BER Rating

DI - G (BER numbers available on request)

Price

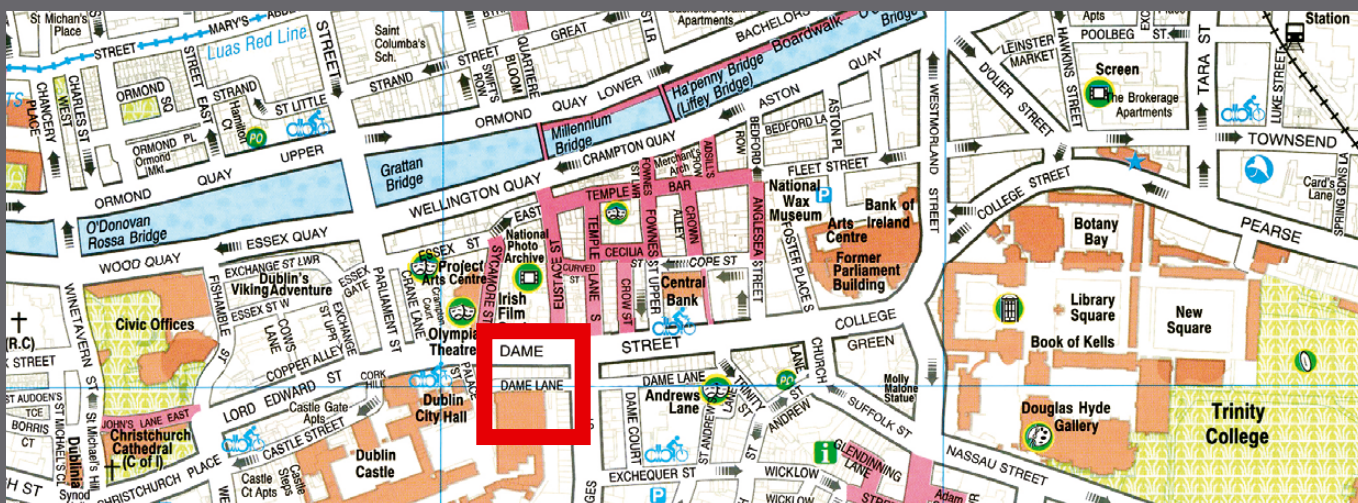
Offers are sought in excess of €1,900,000, which equates to a net initial yield of 7.39% with a vacant top floor.

Further Information & Viewings

Viewings are strictly by prior appointment only with the sole selling agents. 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

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