

# BRECAN HOUSE & BRECAN PLACE

## BALBRIGGAN

MIXED USE INVESTMENT OPPORTUNITY



FOR SALE BY PRIVATE TREATY IN ONE LOT

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## INVESTMENT SUMMARY

- Modern purpose-built mixed use development
- 4 Retail Units, 2 Office Suites and 10 Two Bedroom Apartments
- Currently producing a rental income of €179,420 per annum
- Commercial WAULT of 8.6 years

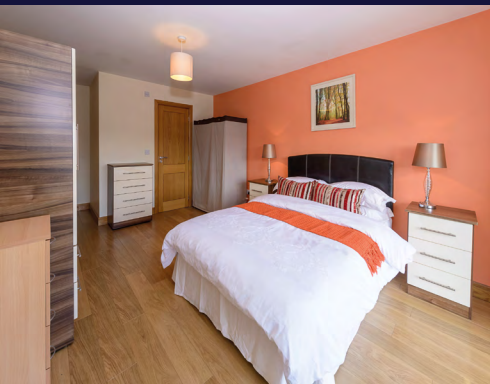


## LOCATION

The development, Brecan House and Brecan Place is located in the north county Dublin town of Balbriggan, approximately 33 kilometres north of Dublin City Centre. To the south of Balbriggan lie Skerries and Lusk, with Laytown and Drogheda to the north. Balbriggan is accessed via the M1 Dublin to Belfast motorway and by the R122, R132 and R127 regional secondary roads.

Balbriggan is well serviced by public transport with regular bus and train services to and from the city centre and surrounding areas of Skerries, Swords, Drogheda and Belfast. Dublin Bus routes serving Balbriggan include the 33 and 33A. Bus Eireann routes servicing Balbriggan include the 101 and 101N. Bus Eireann also run a number of town service routes. Balbriggan is also located on the main Dublin to Belfast rail line with the station accessed from Railway Street, providing direct access to Bridge Street and Drogheda Street in the town centre.

Due to its proximity to the city centre, good transport links, shopping amenities and provision of educational facilities, Balbriggan is a popular residential location with professionals and families working in the city centre.



## DESCRIPTION

The property comprises the entire of Breacan House and Breacan Place, Balbriggan to include 10 two bedroom apartments, 4 retail units and 2 office units. Breacan House fronting onto Drogheda Street contains 2 retail units (Pharmacy and Take-away), two office suites and two residential apartments. Breacan Place accessed via Chapel Lane contains 2 further retail units (Clothing shop and Polish Supermarket) and 8 residential apartments. Breacan Place also provides vehicle access from Chapel Lane to the rear secure courtyard and 17 car parking spaces.

Breacan House is a mid-terrace two storey building of modern construction, with accommodation extending into the loft space. The building is of concrete construction, rendered and painted. Externally the ground floor retail units are clad in an attractive cut stone and display glazing. Windows throughout are black uPVC double glazed units.

An entrance door in the middle of the front elevation provides access to the office suites and apartments on the first and second floors. The 2 office suites on the first floor have full planning permission to be converted into 2 x One Bedroom apartments, 70 sq m & 74 sq m respectively.

Breacan Place, off Chapel Lane, comprises a three storey detached block with two retail units and 8 residential apartments, divided into two interconnecting blocks. Externally the walls are rendered and painted with the ground floor clad in polished granite. Windows throughout are uPVC double glazed units, the retail units contain floor to ceiling glazing and door access.



## APARTMENTS SPECIFICATION

- Internal doors all oak with matching solid oak skirtings, architraves and chrome ironmongery.
- Floors are Quick Step 11mm natural oak laminate.
- Windows are Munster Joinery thermally broken aluminium dual colour.
- Electric Oven and hob.
- White Goods – fridge/freezer, washer dryer, dishwasher, microwave.
- Pumped showers.
- Combi Gas fired heating and hot water system.
- Bathroom and en suite – tiled floor to ceiling.
- Generous balconies.

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## ACCOMMODATION & TENANCY SCHEDULE

Breacan Place Residential					
Units	Area	Rent	Rent Pm	Start	End
Apartment 1 (2 bed)	58.20	€10,200	€850.00	13/02/2015	12/02/2016
Apartment 2 (2 bed)	57.70	€9,600	€800.00	28/03/2015	27/03/2016
Apartment 3 (2 bed)	68.00	Vacant	Vacant	Vacant	Vacant
Apartment 4 (2 bed)	60.00	€9,600	€800.00	17/10/2014	15/10/2015
Apartment 5 (2 bed)	58.20	€10,200	€850.00	13/02/2015	12/02/2016
Apartment 6 (2 bed)	57.70	€9,900	€825.00	17/06/2015	14/06/2015
Apartment 7 (2 bed)	68.00	€9,600	€800.00	27/06/2015	26/06/2016
Apartment 8 (2 bed)	60.00	€7,920	€660.00	10/10/2014	09/04/2016
	<b>487.8</b>	<b>€67,020</b>	<b>€5,585.00</b>		

Breacan House Residential					
Units	Area	Rent	Rent Pm	Start	End
Apartment 1 (2 bed)	66.00	€9,600	€800.00	30/10/2014	29/10/2015
Apartment 2 (2 bed)	71.30	€9,600*	€800.00*	01/05/2014	31/04/2016
	<b>221.3</b>	<b>€19,200</b>	<b>€1,600</b>		
<b>Residential Totals</b>	<b>625.1</b>	<b>86,220</b>	<b>€7,185</b>		

\*rent steps up to €10,500pa/€875pm in year two.

Breacan Place Retail						
Units	NI Area	Tenant	Rent	Term	Start	End/Break
Retail 1 Chapel St	131.00	Mroz	€19,200	5 Years	07/11/2014	06/11/2016
Retail 2 Chapel St	59.50	Ripped Clothing	€12,000	10 Years	07/11/2014	06/11/2024
	<b>190.50</b>		<b>€31,200</b>			

Breacan House Retail						
Units	Area	Tenant	Rent	Term	Start	End/Break
Retail 1 Main St	82.00	Noodle Box	€20,000	5 Years	06/06/2014	05/06/2019
Retail 2 Main St	99.50	Breacan Pharmacy	€42,000	20 Years	06/05/2011	05/05/2031
Office 1 - 1st Floor	74.5	Vacant	-	-	-	-
Office 2 - 1st Floor	79.1	Vacant	-	-	-	-
	<b>335.1</b>		<b>€62,000</b>			
<b>Commercial Totals</b>	<b>525.6</b>		<b>€93,200</b>			

The development benefits from 17 secure surface car parking spaces.



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## SITE MAP



### TITLE

Freehold.

### SERVICES

We understand all mains services are connected however parties are advised to satisfy themselves in this regards.

### BER



### GUIDE PRICE

Excess €1,600,000 exclusive.



## VIEWINGS

Viewings are strictly by appointment through sole agents Knight Frank.

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