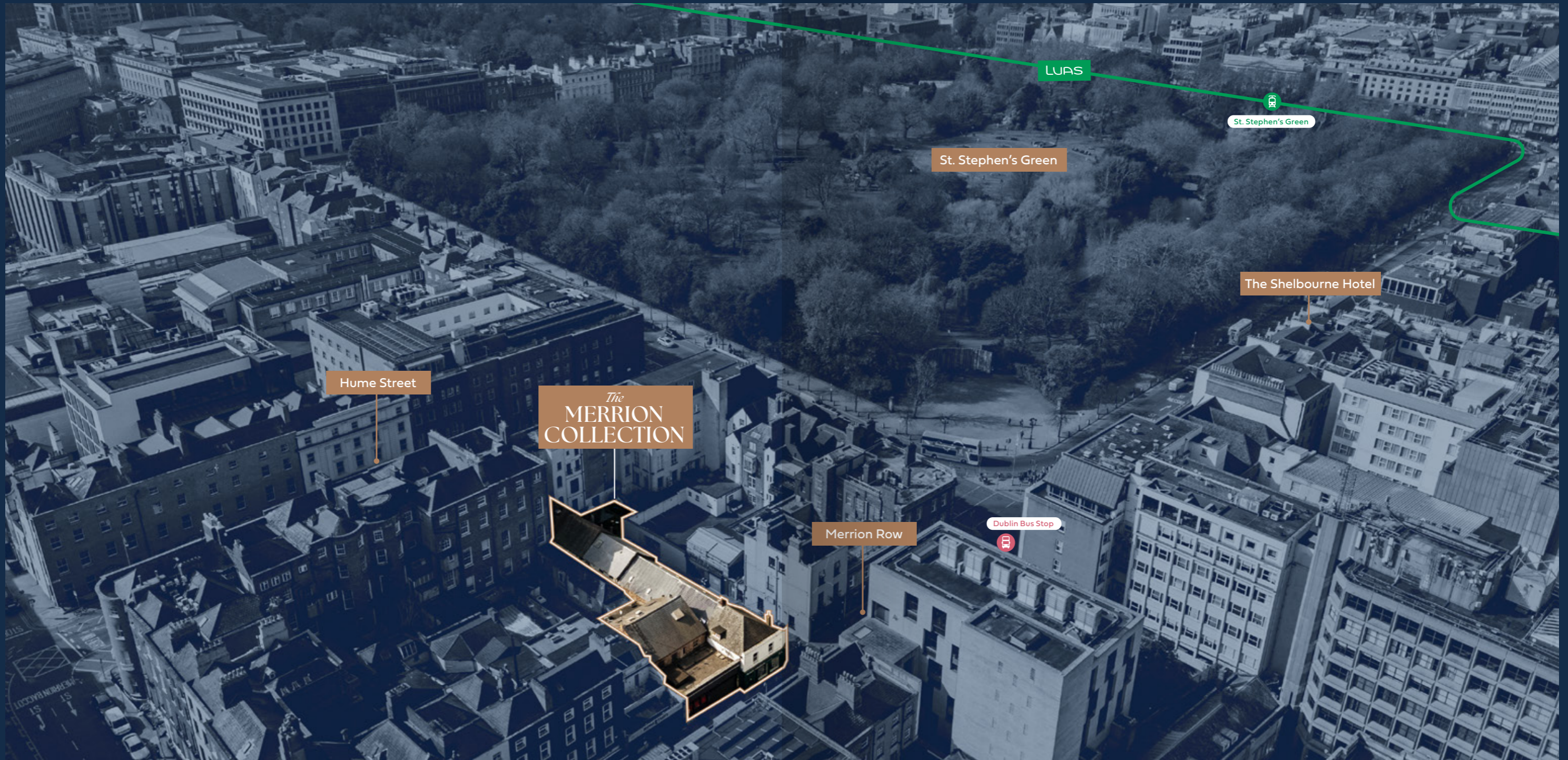


FOR SALE BY PRIVATE TREATY

The
MERRION
COLLECTION





Exceptional mixed-use opportunity - highly sought after central location on Merrion Row



Unrivalled connectivity - LUAS, DART & numerous Dublin Bus Routes



Strong commercial income on acquisition - currently producing €235,000 per annum with potential reversion



WAVLT to break of c. 3.3 years



5 apartments fully refurbished and ready for immediate occupation



Excellent Development Opportunity - Full Planning Permission for an office-led, mixed-use scheme



Location

This is a prime city centre location at the corner of Merrion Court and Merrion Row, a prestigious location next to St Stephens Green in the heart of Dublin's Central Business District.

The property is just a short stroll from Grafton Street, Dublin's premier retail destination, as well as a range of bars, hotels, and restaurants. Well known as a destination for daytime and evening dining, this vibrant and energetic location is renowned for its impressive list of restaurants and bars which include O'Donoghue's, Toners, Doheny & Nesbitt's, Bang Restaurant, Hugo's, FX Buckley's and Peploe's.

This is a highly accessible area that is extremely well served by public transport with Dublin Bus and Luas Green line services located at St. Stephen's Green. There are also numerous taxi ranks, Dublin Bike stations and multi storey car parks in the area.

Description

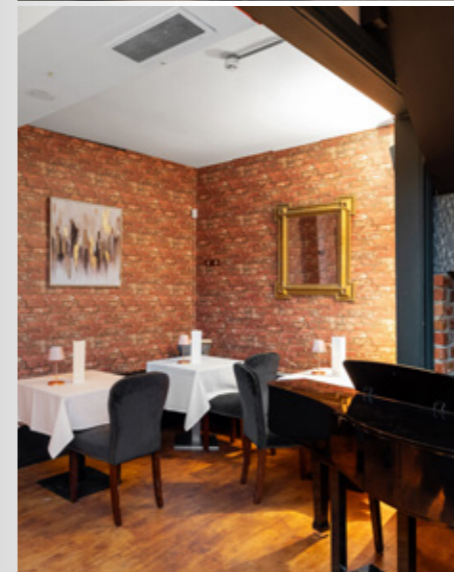
The portfolio comprises a mix of retail, food and beverage and residential uses, extending to approx. 8,584 sq ft across two prime restaurants, a wine bar, an office and five apartments.



The portfolio consists of 12A, 13 & 13A Merrion Row and 12 A-D Merrion Court and 5 Merrion Court – which comprise the corner two storey and adjoining part two storey building currently used as an estate agent's and restaurant.

To the rear, along Merrion Court, the site comprises five two storey mews buildings that are in restaurant use at ground level with residential use overhead.

The five apartments are laid out as two no. one bedroom apartments, two no. studio's and one no. two bed apartment. All have been extensively refurbished and modernised and are ready for immediate occupation.





New Japanese eatery from Tomi House.

Herbert & Lansdowne
It's Your Move. Let's Make it a Great One

Leading Dublin Residential Estate Agency who specialise in sale, lettings and management.

T H E U N I C O R N

One of the most iconic and well-known restaurants in Dublin with a storied history that dates as far back as 1939.

Vino Veritas

Unicorn's sister restaurant - the popular cocktail and wine bar serving tapas.

Tenancy Schedule

Address	Floor	Use	Tenant	Trading As	Size Sq Ft	Start Date	Break	Expiry	Passing Rent PA	Next Review	Deed of Renunciation	Comment
13A Merrion Row, Dublin 2	Ground	Restaurant	TOMI House Limited	Tomi House	1,964	17/09/2024	31 Jan 2029	16 Sep 2034	€100,000	17/09/2029	Yes	Let on 10 year term to TOMI House Limited, guarantor - David Fun Mex Limited. 9 months rent free from term commencement. Landlord can terminate on 31/01/2029, subject to at least 3 months notice.
	First				790							
	Attic				221							
13 Merrion Row, Dublin 2	Ground	Retail & Office	Dublet Limited	Herbert & Lansdowne Estate Agents	454	10/12/2021	19/03/2025	09/12/2026	€55,000	-	Yes	Licence Agreement. Landlord can terminate at any time, subject to at least 6 months notice.
	First				469							
12B Merrion Row, Dublin 2	Ground	Restaurant	Kristan Burness & Shybu Varghese	The Unicorn Restaurant	1,695	16/08/2024	29/01/2029	15/08/2034	€80,000	16/08/2027	Yes	10 year lease with landlord break option on 29 Jan 2029, subject to 3 months minimum notice. Rent €80,000 pa for years 1-3 and then €85,000 pa. RR to OMR on first day of year 6 of term.
5 Merrion Court, Dublin 2	Ground	Restaurant		Vino Veritas	325							
	First			490								
12 A - D Merrion Court, Dublin 2	First	Residential	5 apartments	-	2,176	-	-	-	-	-	NA	All units were recently refurbished, are fully furnished and ready for occupation. All units capable of achieving full open Market Rent.
Total					8,584				€ 235,000			

Additional tenancy, title and legal information is available in a bespoke data room - access can be provided on request.

Development Potential

Full Planning Permission for an office-led, mixed-use scheme extending to over 20,300 sq ft (GIA).

The Merrion Collection comprises a site area of approx. 0.067 ha (0.166 acres) at 13 & 13A Merrion Row and 12A, 12B, 12C, 12D and 5 Merrion Court, Dublin 2. Situated in a key part of the city, close to St. Stephen's Green, Merrion Square and Grafton Street.

In October 2024 planning permission (Ref 4432/23) was granted for the redevelopment of the site to provide a part five/part four storey office led, mixed-use development incorporating retail/restaurant and residential uses.

The ground floor will accommodate the retail/restaurant unit of approx. 2,000 sq ft unit in addition to the office reception, bike store and changing facilities. All upper levels will comprise office accommodation extending to approx. 11,000 sq ft NIA. The development will also include the refurbishment, restoration, and part change of use of 12C, 12D, and 5 Merrion Court to provide 3 no. two storey residential townhouses.





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