

FOR SALE BY PRIVATE TREATY
Tenant Not Affected

UNITS 12, 16-19
**BALALLY
SHOPPING
CENTRE**
D16



Supermarket
Investment
Opportunity fully
occupied. Trading
as SuperValu



Busy trading
neighbourhood
scheme in an
affluent Dublin
catchment



Passing rent of
€263,200 per
annum with a
WAULT of 8.5
years



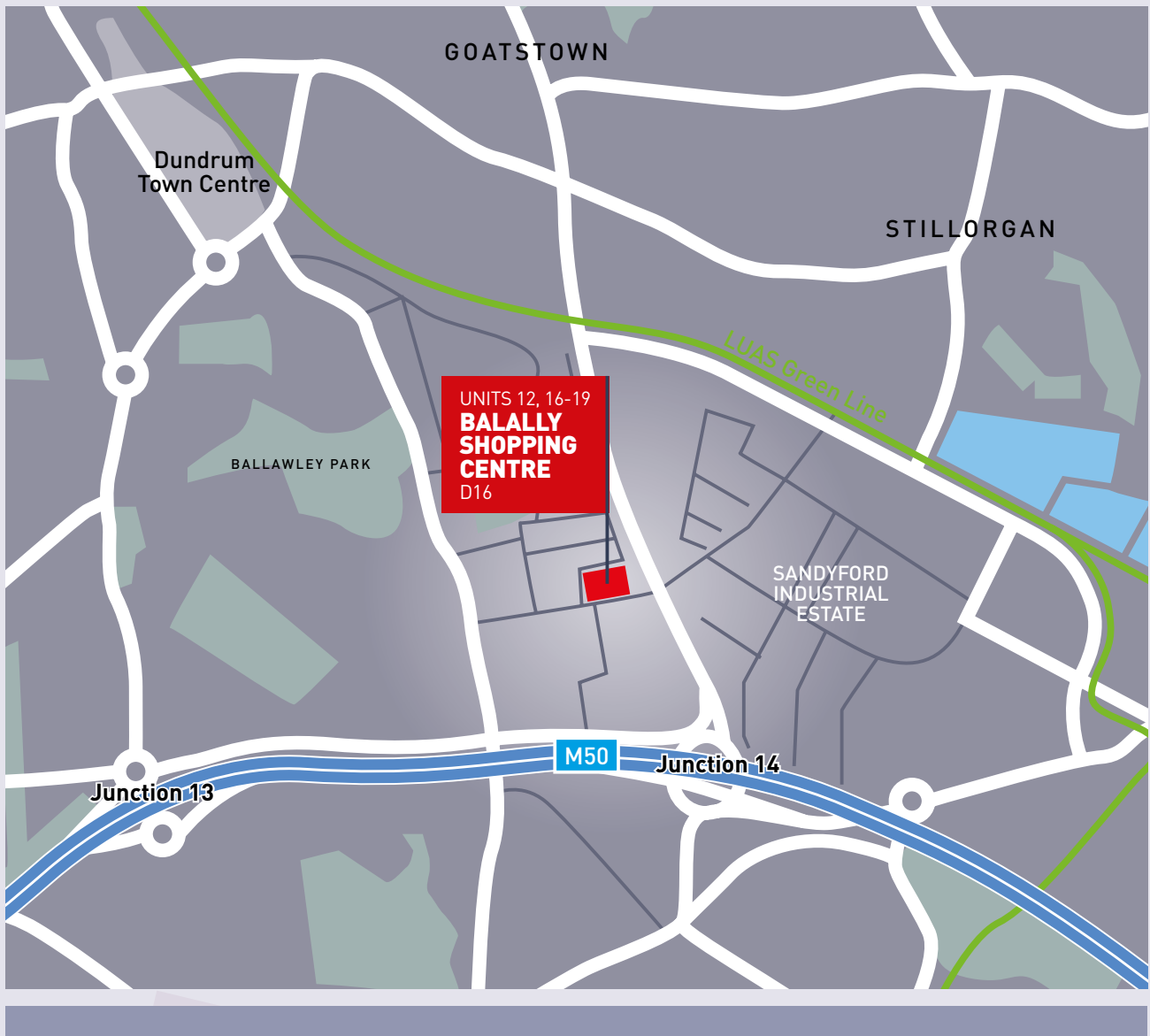
Densely populated
catchment area
with 38,000 people
within a 5 minute
drive

MUSGRAVE
GROUP

Held under three
separate leases
with 59% of income
guaranteed by the
Musgrave Group



The total floor
area extends to
approximately
1,063.1 sq. m.
(11,443 sq. ft.)



LOCATION

SuperValu Balally is positioned within a densely populated residential area in South Dublin just 3 minutes' drive from junction 14 on the M50 motorway and a mere two hundred metres from the Beacon Hotel and Hospital. The supermarket benefits from neighbouring schemes such as Sandford Business Park, Stillorgan Business Park and Central Park, where over 22,000 people are currently employed.

The area is well serviced by public transport. The supermarket is only 1 kilometre south of the Kilmacud Luas stop and there is a Dublin Bus stop conveniently located directly in front of the scheme. Amenities such as Queen of Angels Primary School, which has 257 pupils, and the Church of Ascension are located adjacent to the supermarket. Other occupiers in the shopping centre include Cash & Carry Kitchens, Four Star Pizza, Balally Pharmacy, Romayo's and Boyle Sports.



22,000 people are currently employed in neighbouring schemes



Close to Junction 14 of the M50 Motorway



Well Served by public Transport



DESCRIPTION



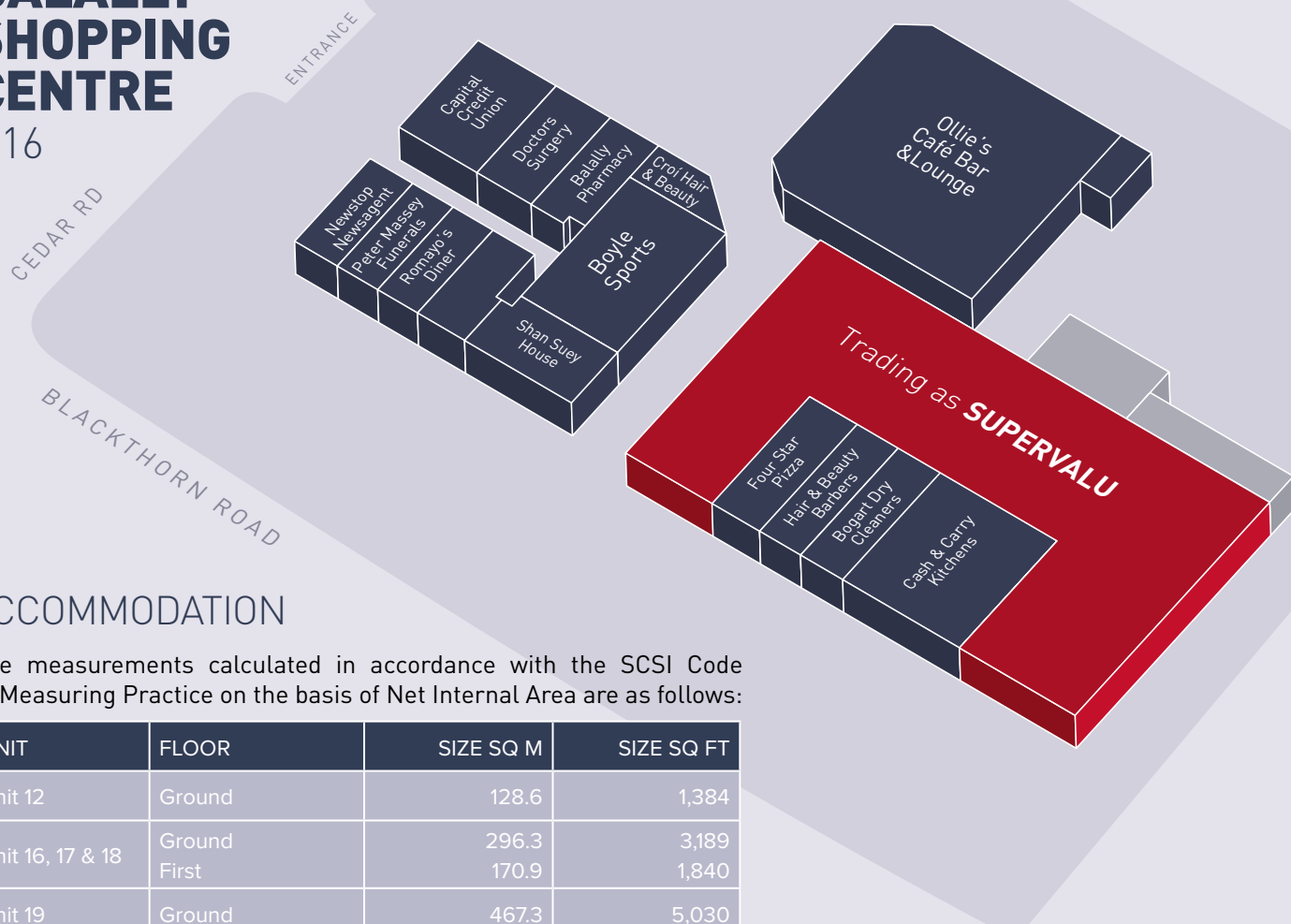
The supermarket comprises of three units. Units 12 and 19 are both ground floor units that are interconnected to make up the main retail area to the front of the property. Unit 12 comprises of a Post Office and service tills. Unit 19 comprises of the main grocery store with an office, kitchen, storage area and a WC to the rear. Unit 16, 17 & 18 is a separate two storey unit that can be accessed to the rear of the supermarket. The unit is used for ancillary storage purposes.

BalallyShoppingCentreispredominantly a single storey neighbourhood scheme that is anchored by SuperValu, with approximately 13 additional retail units. The shopping centre benefits from access off Blackthorn Drive and there is ample car parking for customers visiting the scheme.





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ACCOMMODATION

The measurements calculated in accordance with the SCSi Code of Measuring Practice on the basis of Net Internal Area are as follows:

UNIT	FLOOR	SIZE SQ M	SIZE SQ FT
Unit 12	Ground	128.6	1,384
Unit 16, 17 & 18	Ground First	296.3 170.9	3,189 1,840
Unit 19	Ground	467.3	5,030
TOTAL		1,063.1	11,443

TENANCY

The property is let to Eskowe Investments Ltd under 3 separate leases with details as follows:

UNIT	TENANT	GUARANTOR	LEASE START DATE	LEASE EXPIRY DATE	BREAK OPTION	RENT	NEXT RENT REVIEW	% OF TOTAL INCOME
Unit 12	Eskowe Investments Ltd	Musgrave Group	01/11/1988	31/10/2023	N/A	€57,000	01/11/2017	22%
Unit 16, 17 & 18	Eskowe Investments Ltd	Musgrave Group	01/06/1993	31/05/2028	N/A	€97,500	01/06/2018	37%
Unit 19	Eskowe Investments Ltd	N/A	01/10/1990	30/09/2025	N/A	€108,700	01/11/2017	41%

TENANT INFORMATION

According to Kantar World Panel, SuperValu is Ireland's leading food retailer and grocery distributors with a 22.8% share of the Irish Grocery market and they currently have 219 stores nationwide. SuperValu continued to enjoy a positive trading performance in 2016 with an increase in sales of 2.3% year on year.

SuperValu is part of the Musgrave Group, Ireland's largest grocery and food distributor. The Musgrave Group posted revenues of €4.4 billion and a profit after tax of €58.9 million for 2016. The group employs over 35,000 people through their retail brands SuperValu, Centra, Daybreak and their wholesale brand MarketPlace cash and carries.

Eskowe Investments Ltd was set up 17 years ago and is 100% owned by the Musgrave Group. Based on the accounts filed for the company to 2nd of Jan 2016 the company has a Vision Net Credit Rating of 100 out of 100 reflecting a 'Low Trade Risk'.

TITLE

We understand that the property is held on a long leasehold.

VIEWING

Strictly by appointment through JLL as sole selling agents

BUILDING ENERGY RATING



Building Energy Rating: D1
BER Number: 800563819
996.23 kWh/m²/yr 1.6

UNITS 12, 16-19

BALALLY SHOPPING CENTRE

D16

CONTACTS



Third Floor,
Styne House,
Upper Hatch Street,
Dublin 2.

Jacqueline Fitzpatrick
jacqueline.fitzpatrick@eu.jll.com
+353 1 673 1676

+353 1 673 1600

PSRA No.: 002273

WILLIAM FRY

2 Grand Canal Square
Dublin 2
D02 A342
Ireland

Andrew Muckian
info@williamfry.com
+353 1 639 5000

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