

FOR SALE • PRIME INVESTMENT OPPORTUNITY



Dawson House

29-30 DAWSON STREET, DUBLIN 2



INVESTMENT HIGHLIGHTS



High profile mixed use investment on Dawson Street



Excellent location just metres from Dawson Street's junction with St. Stephens Green



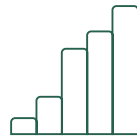
Extends to approximately 598 sq m / 6,434 sq ft



Fully let producing €263,000 per annum



WAULT – 6.3 years to the earliest break option



NIY of 6.29% and Capital Value of €590 per sq ft after standard purchasers costs of 9.96%



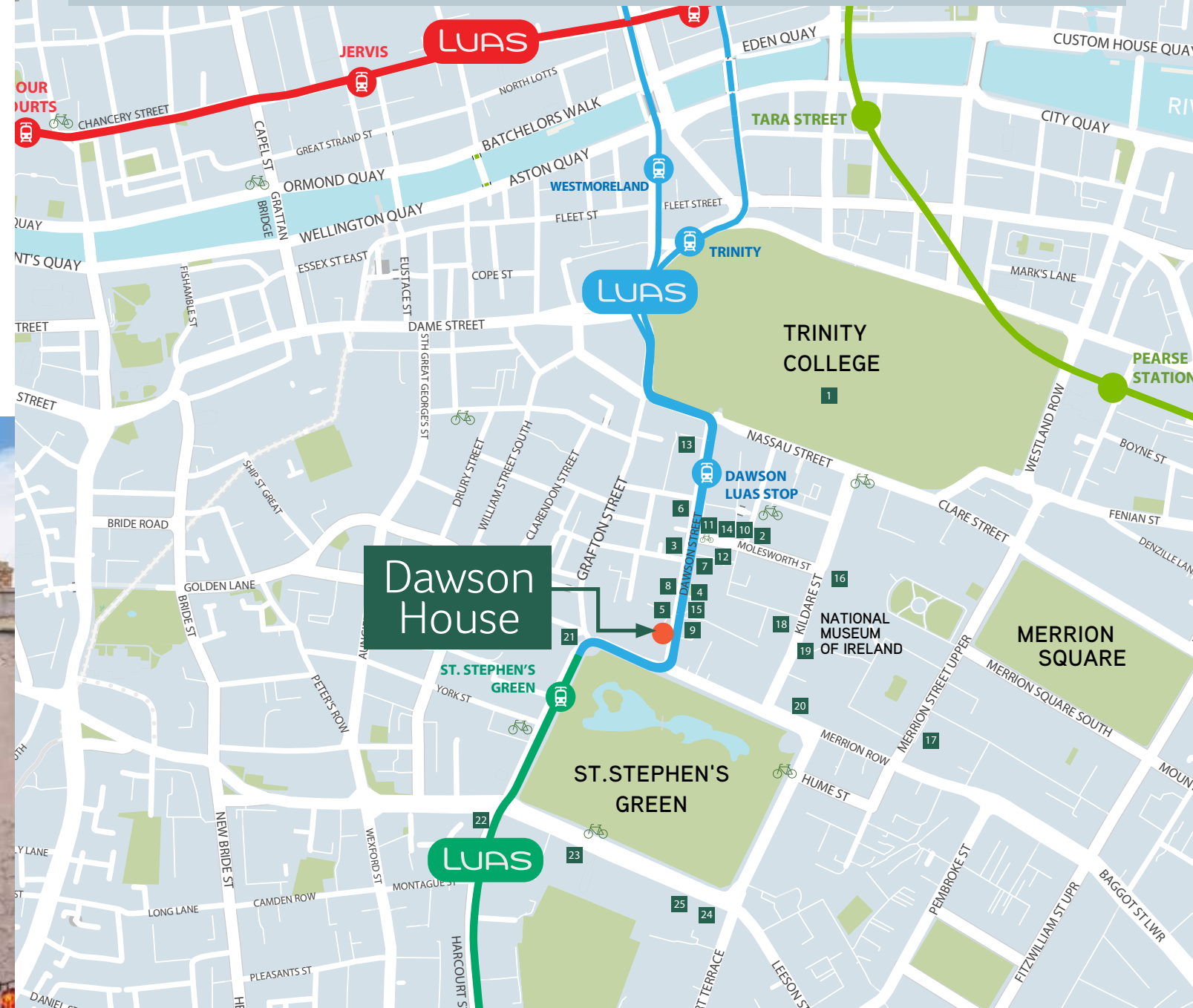
LOCATION

Dawson House is located on Dawson Street close to the junction with St. Stephen's Green. The property is just 300 metres from Grafton Street, Dublin's premier shopping thoroughfare and a short walk to Kildare Street where the Department of Taoiseach and Government Buildings are located.

Dawson House is located in Dublin's central business district with a host of high profile occupiers in the vicinity, including AIB, Davy Stockbrokers, Barclays Bank and numerous Government departments.

The surrounding area is home to a host of high-end hotels, restaurants, bars, and cafés, including the newly opened Lennans Yard restaurant and cocktail bar, The Shelbourne, The Westin, Marco Pierre Whites, Peploe's and The Greenhouse to name but a few.

The combination of the cross-city Luas extension in 2017, new developments such as One Molesworth Street and the ongoing development of 60 Dawson Street has further enhanced the appeal and vibrancy of the immediate area and underpins Dawson Street as a best in class CBD location.



LOCAL OCCUPIERS & AMENITIES

1. Trinity College
2. AIB HQ
3. Davy Stockbrokers
4. The Mansion House
5. Peruke & Periwig
6. Marco Pierre White
7. Royal Irish Academy
8. Royal Irish Automobile Club
9. Lennan's Yard
10. Barclays Ireland
11. The Ivy Restaurant
12. Jet.com
13. 60 Dawson Street
14. One Molesworth Street
15. Nuritaas
16. Leinster House
17. The Merrion Hotel
18. Department of Enterprise Trade and Employment
19. Department of Agriculture
20. The Shelbourne Hotel
21. St Stephen's Green Shopping Centre
22. KPMG
23. Standard Life
24. Aeracap
25. Horizon Pharma

TRANSPORT

Dawson House has unrivalled Transport connectivity. The LUAS Green line is located on Dawson Street, while various Dublin Bus routes, Dublin Bikes and the DART are all within walking distance.

CONNECTIVITY



Luas Green Line (Dawson St & St Stephens Green) – 2-minute walk



Dublin Bus - A number of routes operate within a 2 minute walk including - 100X, 7B, 37, 38, 38A, 38B, 38D, 39, 46A, 116



DART (Pearse St Station) – 7-minute walk



Luas Red Line (Abbey Street Lower) – 12-minute walk



Aircoach – 2 minute walk



Busáras Depot – 15-minute walk



Dublin Bikes – Molesworth St- 2-minute walk



Caffé Nero



PRIME LOCATION



Grafton Street
2-minute walk



St Stephens Green
1-minute walk



Fitzwilliam Square
8-minute walk



Merrion Square
8 minute walk



DESCRIPTION

Dawson House comprises a four storey over basement mid terraced building. The entire extends to 598 sq m (6,434 sq ft). The accommodation comprises a café at basement and ground floor level, office accommodation on the 1st, 2nd and 3rd floors and a bright spacious apartment with balcony on the 4th floor.

The basement and ground floor are self-contained, providing storage at basement level and a spacious open plan / customer seating area on the ground floor with wc/whb facilities. The fit-out is bespoke to Caffé Nero who have been in occupation since 2017. Specification includes timber and tiled flooring, exposed ceilings, suspended spotlights and air conditioning.

The upper floors are accessed via a separate entrance lobby from Dawson Street with a staircase and 6-person passenger lift accessing all upper floors. The office space comprises self-contained office accommodation on each floor, with each tenant having the benefit of their own wc/whb and kitchenette facilities. The office accommodation has been maintained to a high standard, specification includes cellular and open plan office space, carpeted floors, perimeter trunking, a mix of exposed and suspended ceilings, fluorescent lighting and gas fired central heating. The penthouse apartment is bright and spacious with an open plan living/dining area, kitchen, and bathroom, and includes access to a west facing balcony overlooking the city. The apartment is currently laid out as a one bed but easily adapts to a two bed.



TENANCY SCHEDULE

Floor	Tenant	Area Sq ft (NIA)	Lease Commencement	Lease Expiry	Break Option	Next Rent Review Date	Rent PA	Rent Payable Monthly / Quarterly	Deed of Renunciation
Basement / Ground Floor	Caffé Nero Ireland Ltd	Basement - 926 Ground Floor - 1,520	26/08/1994	25/08/2030	N/A	26/08/2024	€150,000.00	Quarterly	No
1st Floor	Bagnall Doyle MacMahon Ltd	1,095	01/01/2018	31/12/2033	31/12/2023 & 31/12/2028**	01/01/2024	€35,000.00	Quarterly	Yes
2nd Floor	BPL Management Limited	1,095	14/10/2016	13/10/2026	13/10/2022*	Outstanding review 14/10/2021	€30,000.00	Monthly	No
3rd Floor	East Coast Adventure (Ireland) Ltd	1,095	01/01/2017	30/06/2027	N/A	01/01/2022	€ 35,000.00	Quarterly	Yes
		5,731	€250,000.00						
Penthouse (Residential) (GIA)	BPL Management Limited	703 (GIA)	14/10/2016	13/10/2026	N/A	Outstanding review 14/10/2021	€13,000.00	Monthly	N/A
		703	€263,000.00						
Total		6,434							

*Tenant B/O subject to 6 months notice
**Tenant B/O subject to 12 months notice

TENANT PROFILE



Caffé Nero Ireland Ltd
Founded in 1990 by Gerry Ford, Caffé Nero opened their first coffee shop in South Kensington, London. The Caffé Nero brand is now one of the three largest operators of espresso shops in the UK and Ireland. Caffé Nero opened their first Irish store in 2014 and now have 17 stores in Ireland with 12 stores located in Dublin.



Bagnall Doyle MacMahon Ltd
Bagnall Doyle MacMahon are Commercial Property Specialists that provide advice to investors, occupiers and developers of commercial property. The company hold expertise in a wide range of professional services such as agency, investment, pubs and hotels, acquisitions, valuations, and property management. The company was founded in 2016 with a team of 10 employees.



BPL Management Ltd
BPL Management Ltd are a property management company that manage a portfolio of commercial and residential property located across Ireland.



East Coast Adventures Ltd (Corporate.ie)
East Coast Adventures Ltd rebranded as Corporate.ie. Corporate.ie is a boutique award winning hospitality and event management company that is nationally and internationally renowned for its astute planning, memorable cutting edge concepts and flawless execution.

INDICATIVE FLOOR PLANS



TITLE

Freehold

DATA ROOM LINK

<https://29-30dawsonstreet.com>

Tenants not Affected

BER

BER D1 F G



SELLING AGENTS

Colliers
Hambleton House,
19-26 Lower Pembroke Street,
Dublin 2
+353 (1) 633 3700
colliers.ie

COLIN O'SHEA

colin.oshea@colliers.com
Tel: +353 (87) 608 1030

MICHELE MCGARRY

michele.mcgarra@colliers.com
Tel: +353 (87) 205 0515

SOLICITOR

D.A. Houlihan LLP Solicitors
Sorcha Houlihan
sorcha@dahoulihan.ie
Tel: +353 (57) 912 00026

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