



Unit 1 Glebe Court, Wicklow Town

CO. WICKLOW

**HIGH PROFILE INVESTMENT
OPPORTUNITY**

Tenants Not Affected

DOUGLAS NEWMAN COO
DNG



DESCRIPTION

A modern retail investment, T/A Homesavers, extending to a net internal area of approximately c.394 sq.m (4,240 sq.ft). The investment opportunity is centrally location within Wicklow Town. The property was developed as part of a mixed use development Glebe Court and just a short walk to the town centre. The opportunity provides for large ground floor retail space with a rear store room and back office area, with eight car spaces in the adjoining underground car park. The busy thoroughfare Wicklow Main Street is within a 5 minute walk giving occupiers the choice of an array of amenities. Occupiers' within immediate proximity include Tesco, Michael Collins Pharmacy, Kings Gala & Circle K, Wicklow Tennis Club and Educate Together School.

The ground floor measures c.394 sq.m (c.4,240 sq.ft) and comprises large open plan retail space with fire exit to the rear of the unit. Rear store room and back office area with staff canteen and rear fire exit. There is a loading bay to the front of the unit and eight car parking spaces in the adjoining underground car park. Homesavers are the occupiers and the retail unit is part of Homesavers Group with thirty seven outlets nationwide. The lease term is 20 years from June 2016 with a rent review on 1st day of year six and every five years thereafter.

Floor	Use	Tenancy	Size c.SQM- c.SQFT	Tenant	Total Rent Per Annum
Ground Floor	Retail	20 years from 1st June 2016	c.394SQM- c.4,240 SQFT	Homesavers Ltd	€40,000



LOCATION

The opportunity is centrally located in Wicklow Town. Adjacent to the roundabout on Abbey Street and Friarshill. The M11 from Dublin to Rosslare bypasses Wicklow between junctions 16 and 18, however it is c. 20 mins to Dublin South County by car, which connects to the emerging commercial areas such as Cherrywood and Sandyford.

TRANSPORT

The location is well served with public transport, Bus Éireann provides several routes through Wicklow Town, including the 133 and 133X services. In addition, Wexford Bus operates several services linking Wicklow with Dublin Airport. Rail connections to Wicklow town are provided by Iarnród Éireann along the Dublin-Rosslare railway line, including commuter and intercity services in and out of the capital. There is also a train to Dundalk available daily (which travels through Dublin city and along the North County coastline).

AMENITIES

The Immediate vicinity offers a wide variety of options when it comes to amenities. Wicklow is well represented with Wicklow Tennis Club, GAA, Wicklow AFC and rugby clubs. The property is located to an extensive selection of retail stores and food & beverage. The Vartry River with scenic walks, Wicklow Gaol, Black Castle and Wicklow Harbour nearby.

FEATURES

- Tenant of strong covenant with nationwide stores
- Central location within Wicklow Town
- Eight car parking spaces in underground car park
- WAULT of 15.5 years
- Opportunity for future rental growth





TITLE

We are advised that the property is held long leasehold.

BER RATING:

B3

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Asking Price €420,000

SALES AGENTS

Gareth Noone

E: garethnoone@dng.ie

T: +353 1 4912600

Eddie Moran

E: eddiemoran@dng.ie

T: +353 1 4912600

DNG

DNG Head Office, 30 Lesson Park, Ranelagh, Dublin 6

www.dng.ie

PSRA No: 004017

DNG

Messrs. DNG for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.