



Dublin

18/19
South William Street
& 47 Drury Street

MIXED-USE COMMERCIAL
INVESTMENT

Colliers
INTERNATIONAL

Urban

An excellent location in Dublin's 'Urban Quarter' on South William Street fully occupied, established planning for restaurant use with high quality fit out to a mixture of occupiers with good income profile and spread.





47 Drury Street

quarter

Complementing the top-end shopping available on Grafton Street, South William Street has transformed from being historically the rag-trade district into a cosmopolitan destination for cafes, bars, specialist shops clustered together beside heritage buildings such as The Powerscourt Centre, South City Markets, Assembly House and the Gaiety Theatre. It has become an area with a strong sense of character and charm, much sought after by the younger 'beau monde' and visitors to Dublin. Given that the Dublin City Planning Department is keen to preserve this new character and diversity, it is restricting planning permissions for new bars, restaurants and cafes.

Having an established restaurant/bar use is a valuable commodity and will command a premium rent particularly when compliant with current building regulations and when possessing sufficient space to accommodate more than 120 covers - the economic gold standard for restaurateurs.

The property is a four storey over basement commercial property of approx. 1,344 sq m with dual frontage onto South William Street and Drury Street. Previously used as a fashion retail unit the building is of a concrete framed construction and provides large open floor plates with the ground floor extending to approximately 380 sq m.

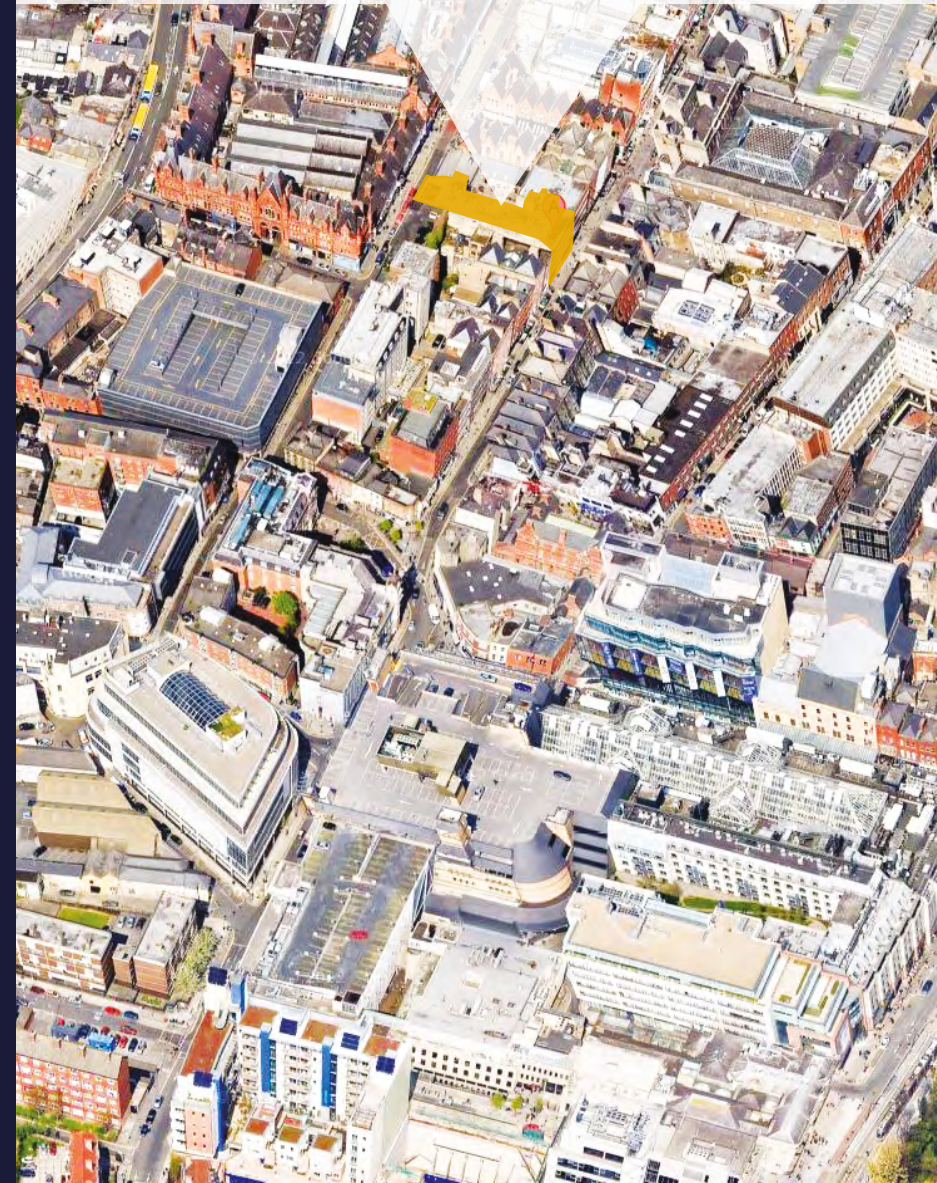


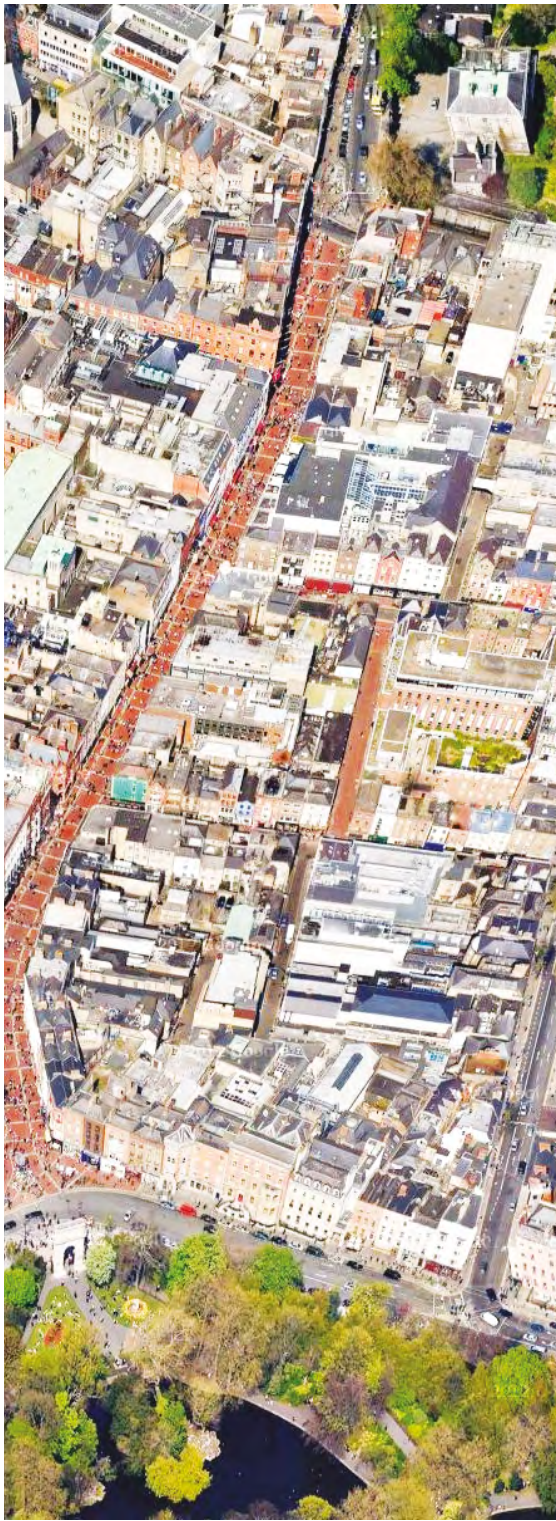
ocation

18/19 South William Street is a prime retail/restaurant pitch within the new 'Urban Quarter' in Dublin city centre, approx. 200m from Grafton Street and 200m from South Great George's Street. The surrounding area is primarily occupied by restaurants, cafes and bars together with niche fashion and beauty offerings.

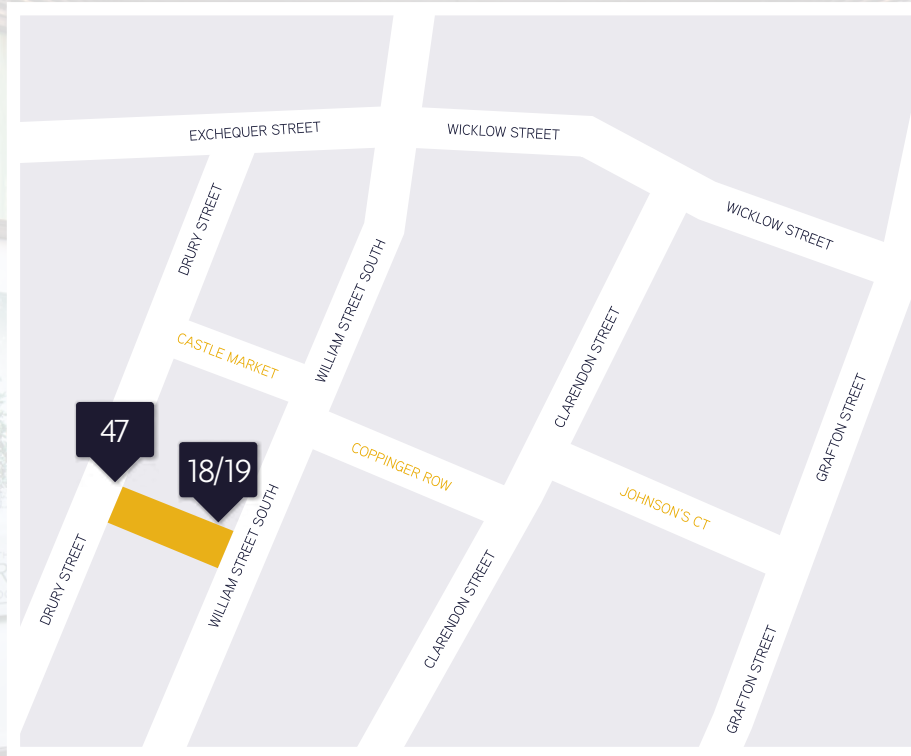
18 / 19

South William Street
& 47 Drury Street





BROWN THOMAS



Investment

The property is currently producing an income in the region of €278,600 per annum with annual increases from Zaragoza bringing the rent to €367,000 per annum by 2017. There are 8 car spaces at basement level which will further increase the rental income when let.



The property is currently held under 5 separate leases:

Occupier	Floor	Area sq ft	Area sq m	Lease Details	Lease Break	Current Rent
Zaragoza Restaurant	Ground floor and part basement	5,410	503	20 year lease from April 2012	Year 5, 10, 15	€160,000 *
Jewellers (TBC)	Ground floor (Drury Street)	427	40	10 year lease	Year 5	€24,000 **
Cooks Academy	First floor and part second floor	5,059	470	20 year lease from October 2010	Year 5, 10, 15	€70,000
MUZU	Second floor	1,755	163	Rolling 12 month licence agreement		€30,000
HQO	Third floor	1,812	168	10 year lease from April 2011	Year 5	€18,666
TOTAL		14,463	1,344			€302,666

*Stepped rent rising to €200,000 in April 2015 and €225,000 in April 2016

**Currently in legals



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Title

We understand the property is held
under a freehold title.

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See Dataroom for further information.

Dataroom

colliers-southwilliamstreet.com

Capital Gains Tax

If the transaction is completed
before 31st December 2014
and the property is held for 7
years, the Capital Gain within
that period is exempt from
Capital Gains Tax. Parties
are recommended to satisfy
themselves in relation to Capital
Gains Tax.



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