

HIGH PROFILE MULTI—LET INVESTMENT OPPORTUNITY

(Tenants Unaffected)

1 & 2 CHURCH STREET, DOUGLAS VILLAGE, DOUGLAS, CORK

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

www.cdacork.com

An opportunity to acquire 3 fully occupied commercial units (tenants remaining unaffected) in this high profile location in the heart of Douglas Village.

The units have a combined current annual rental income of €174,000 per annum.

The well known units are trading as O'Driscolls Bar, Boylesports and The Rose Garden and this modern development extends to an overall floor area of approx. 8,172 sq.ft/ 759.2 sqm.

This location provides easy access to the surrounding residential catchment and the South Link Road Network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

The existing Bar/ Food/ Bookmaker uses are highly desirable and increasingly difficult to secure.

The property is offered for sale with the benefit of the existing occupiers remaining unaffected.

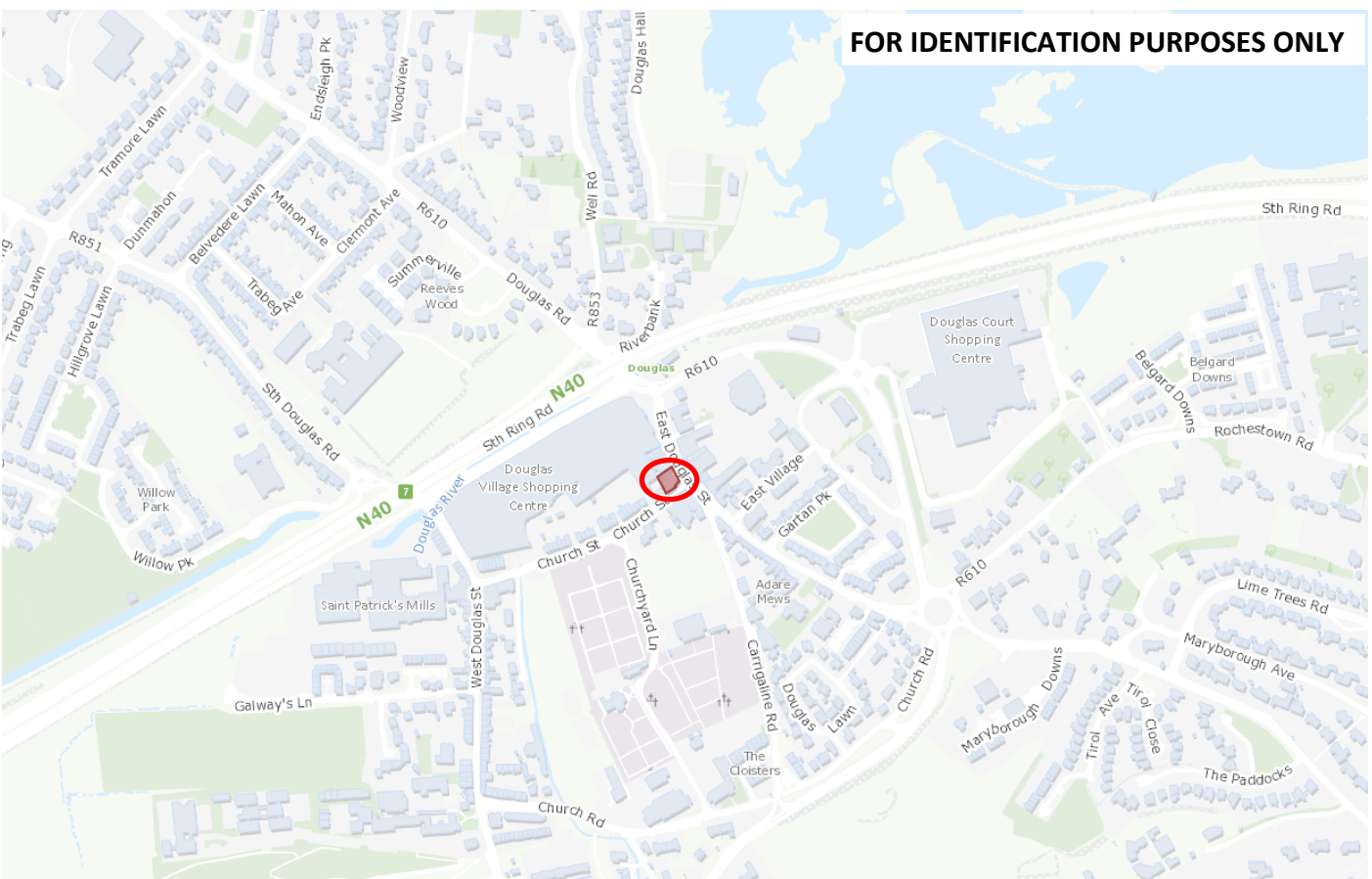
Viewings Strictly By Appointment With Sole Agents

FOR SALE BY PRIVATE TREATY

Location

The subject property is located in the heart of Douglas Village which is a prosperous and highly populated suburb, situated 4km south of Cork city with a significant surrounding hinterland. Douglas adjoins the South Ring Road Network (N40) and is easily accessible to all major arterial routes and is serviced by regular public transport links. Douglas is home to two major shopping centres; Douglas Village Shopping Centre (Tesco, TK Maxx and M&S) and Douglas Court Shopping Centre (Dunnes Stores). The subject property is located in the centre of Douglas Village where neighbouring occupiers include Bank of Ireland, PTSB, KC's Take Away, Barry's Bar & Restaurant, Eco's Restaurant, Paddy Power, La Quila Restaurant together with East Village Bar & Restaurant.

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Description

Three commercial units for sale on an investment basis with the current occupiers remaining unaffected. The 3 units are comprised within a single block which extends to approximately 8,170 sq.ft over ground and first floor with part basement.

While the property enjoys a diverse mix of users and an established rental return, the offering is further enhanced by its unrivalled profile location which occupies an exceptional trading position in the heart of Douglas Village, approximately 4 km south of Cork City centre.

This location provides immediate access to the South Link Road Network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

Tenancy Synopsis

(Further lease details available strictly on request to identified parties)

Tenant	Lease Term	Rent Review	Current Income	Sq. M	Sq. Ft
Boylesports Limited	20 Year Lease from March 2008	5 Yearly Reviews Upwards Only	€95,000 Per Annum	166	1,787
Willow Grove Taverns Ltd t/a O'Driscolls Bar	No Current Lease in Place. In occupation since c. 2007	n/a	€49,000 Per Annum	249.2	2,682
Yi Min Ltd t/a The Rose Garden	10 Year Lease from October 2016	5 Yearly Reviews Market Rent	€30,000 Per Annum	344	3,703
			€174,000 Per Annum	759.2	8,172

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Solicitor

Sandra Egan, Holmes O'Malley Sexton Solicitors, Bishopsgate, Henry Street, Limerick.

Viewing

Strictly by prior appointment with Sole Agents;

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