

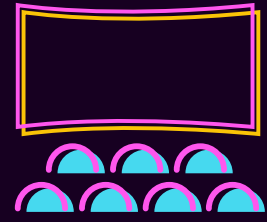
INVESTMENT OPPORTUNITY

THE ODEON CINEMA,
BLANCHARDSTOWN CENTRE
DUBLIN | IRELAND

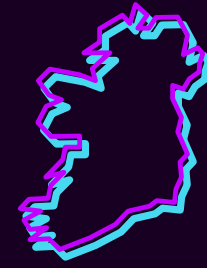


HIGHLIGHTS

THE ODEON CINEMA,
BLANCHARDSTOWN CENTRE, DUBLIN
(THE TENANT NOT AFFECTED)



9 SCREEN CINEMA, COMPRISING A TOTAL
G.I.A. OF 4,228 SQ. M. / 45,510 SQ. FT.



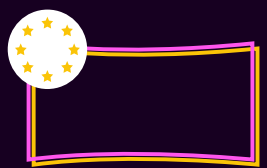
LOCATED IN IRELAND'S BIGGEST
AND MOST IMPRESSIVE SCHEME



EASILY ACCESSIBLE WITH
20 BUS ROUTES



FOOTFALL AT BLANCHARDSTOWN
CENTRE EXCEEDING 315,000 PER
WEEK ON AVERAGE



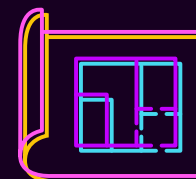
THE TENANT IS EUROPE'S
LARGEST CINEMA OPERATOR



1,726
TOTAL SEATS



REGARDED AS THE BUSIEST
CINEMA IN IRELAND



FUTURE ALTERNATIVE USES
(SUBJECT TO VACANT POSSESSION)

THE ODEON BLANCHARDSTOWN





SUBJECT PROPERTY

RETAIL PARK

CROWNE PLAZA

RETAIL PARK

LIBERTY INSURANCE

BLANCHARDSTOWN CENTRE

EBAY

BEN DUNNE GYMS

WESTEND RETAIL PARK

LEISUREPLEX

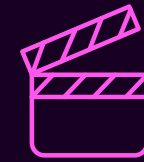
DRAIOCHT

THE ODEON BLANCHARDSTOWN

3

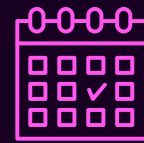
LEASE DETAILS

ODEON



TENANT

UNITED CINEMAS INTERNATIONAL (IRELAND) LIMITED



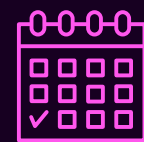
TERM

25-YEARS
FROM 1ST AUGUST 2008



RENT

€1,310,000
PER ANNUM



RENT REVIEW

5 YEARLY
UPWARD ONLY
(NEXT REVIEW 1ST AUGUST 2028)



WARRANTY

9.25
YEARS TO EXPIRY

THE ODEON BLANCHARDSTOWN



IMAX

(1 INCLUDED AT BLANCHARDSTOWN)

Screen extends from floor to ceiling and from wall to wall, creating a picture so big that it feels that you are inside the film.

Improved audio which allows the viewer to hear every piece of detail.

isense

(1 INCLUDED AT BLANCHARDSTOWN)

The screen is bigger than the traditional cinema screen.

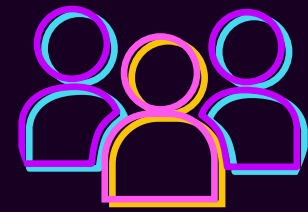
Fitted with 4k projectors which provides four times the resolution of a standard cinema screen.

Fitted with Dolby Atmos speakers which deliver crystal clear audio from every direction.

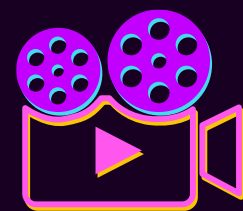
THE COVENANT



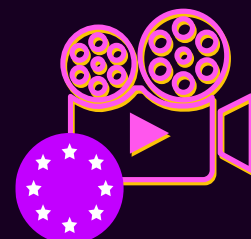
TRADING AS ODEON



PART OF THE WIDER 'ODEON UK AND IRELAND GROUP'

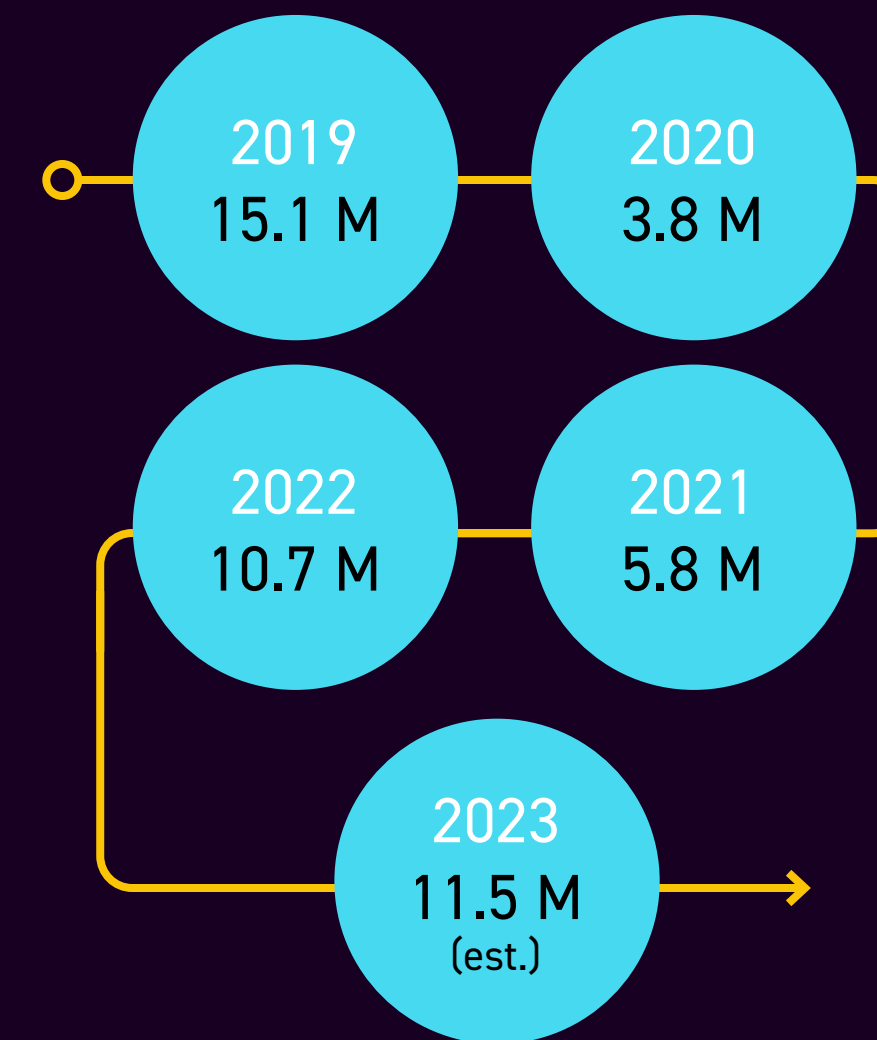


MARKET LEADER IN IRELAND OPERATING 11 CINEMAS WITH 78 SCREENS (LAST PUBLISHED ACCOUNTS)



THE ENTITY FORMS PART OF THE ODEON CINEMAS GROUP, EUROPE'S LARGEST CINEMA OPERATOR, OPERATING IN 9 COUNTRIES

CINEMA ATTENDANCE FIGURES FOR THE IRISH MARKET



LOCATION - DUBLIN

Located at Blanchardstown Centre which consists of over 180 retail stores and over 20 restaurants. The location is also a very well established commercial hub, which includes offices, education, banking and hotel accommodation in addition to an eclectic mix of retail, all contributing to the continued success of the location. Conveniently placed just off the M50 ring-road on the N3 motorway, this is the city's third largest urban area and is Ireland's fastest growing population.

THE ODEON BLANCHARDSTOWN



5,500 car parking spaces available



15 minute drive to Dublin city centre



10 minute drive to Dublin airport



Extensive public transport service daily



BLANCHARDSTOWN CENTRE



5,500 CAR PARKING SPACES AVAILABLE
ADJACENT TO THE CINEMA

WELL REGARDED AS THE
BUSIEST CINEMA IN IRELAND

THE SHOPPING CENTRE HAS RECENTLY UNDERGONE A
SUBSTANTIAL PLACEMAKING AND UPGRADE PROGRAM



NOTABLE ADJOINING OCCUPIERS

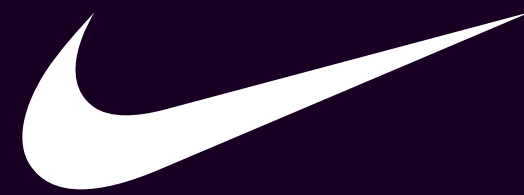
ZARA

DUNNES
STORES

FLANNELS

PENNEYS

LIFE
STYLE
SPORTS



Boots

M&S



BT2



FUTURE ASSET MANAGEMENT

SUBJECT TO VACANT POSSESSION

Permitted user as per the head lease; "for exhibiting to members of the public admitted thereto films, prints, and any and all cinematographic or televisual materials resulting in the production of an image (with or without sound) for viewing ("cinema") as well as the holding of conferences, meetings, shows and the like.", with additional ancillary uses.

CHANGE OF USE

Subject to Landlord consent. As per the head lease, the Landlord shall not unreasonably withhold its consent, there should be full regard that the property forms part of a shopping centre. Further the use should be of an equally high standard and as diverse as possible.

Parties are specifically advised to undertake their own due diligence including, but not limited to, the review of the head lease. The information is provided for discussion purposes only.

ALIENATION

The entire, subject to landlord consent.

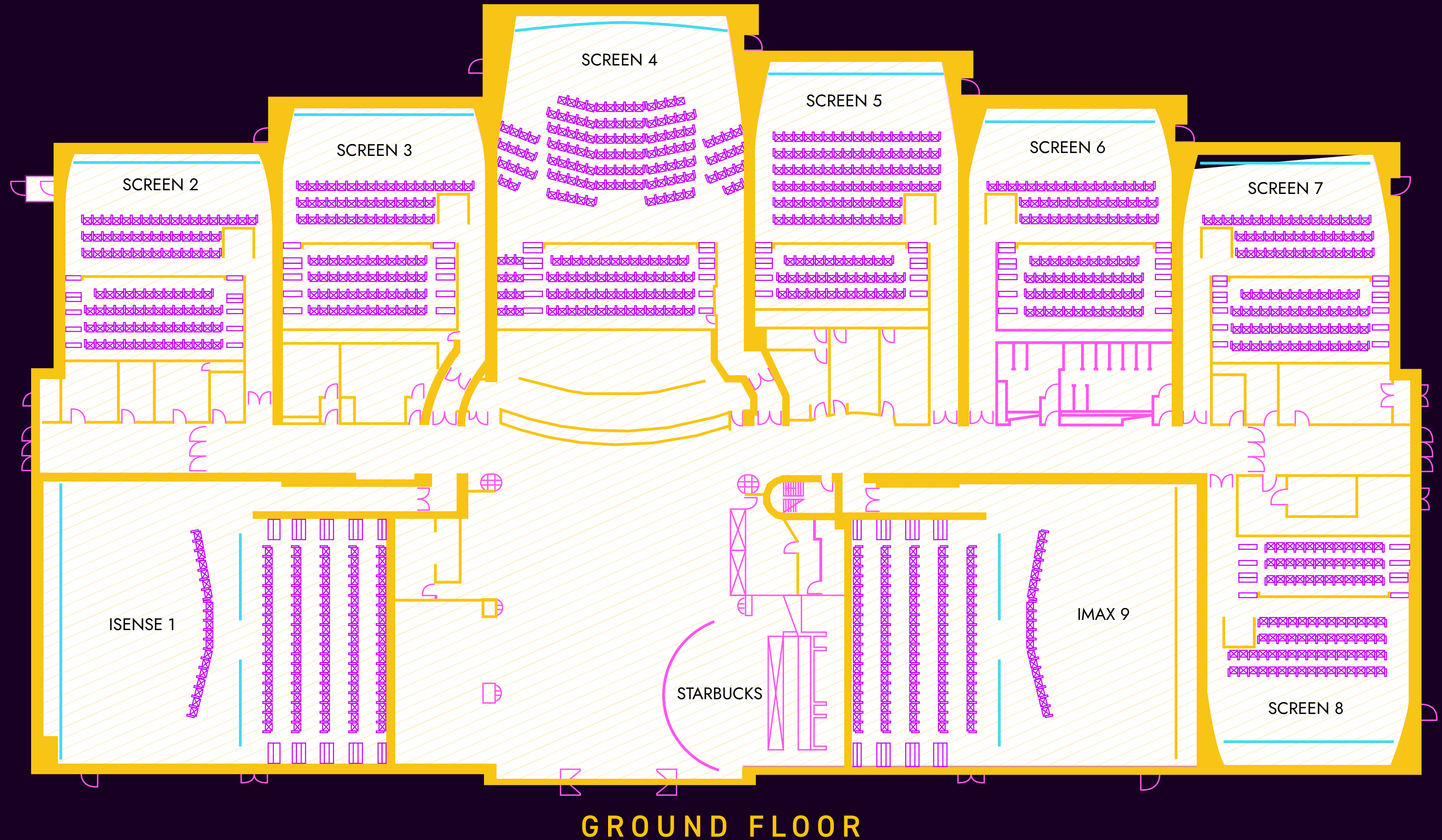
Up to four underlettings of not less than 10,000 square feet each, subject to landlord consent.



FLOOR PLANS

	SQ. M.	SQ. FT.
GROUND FLOOR	3,600	38,750
MEZZANINE	628	6,760
TOTAL (GIA)	4,228	45,510

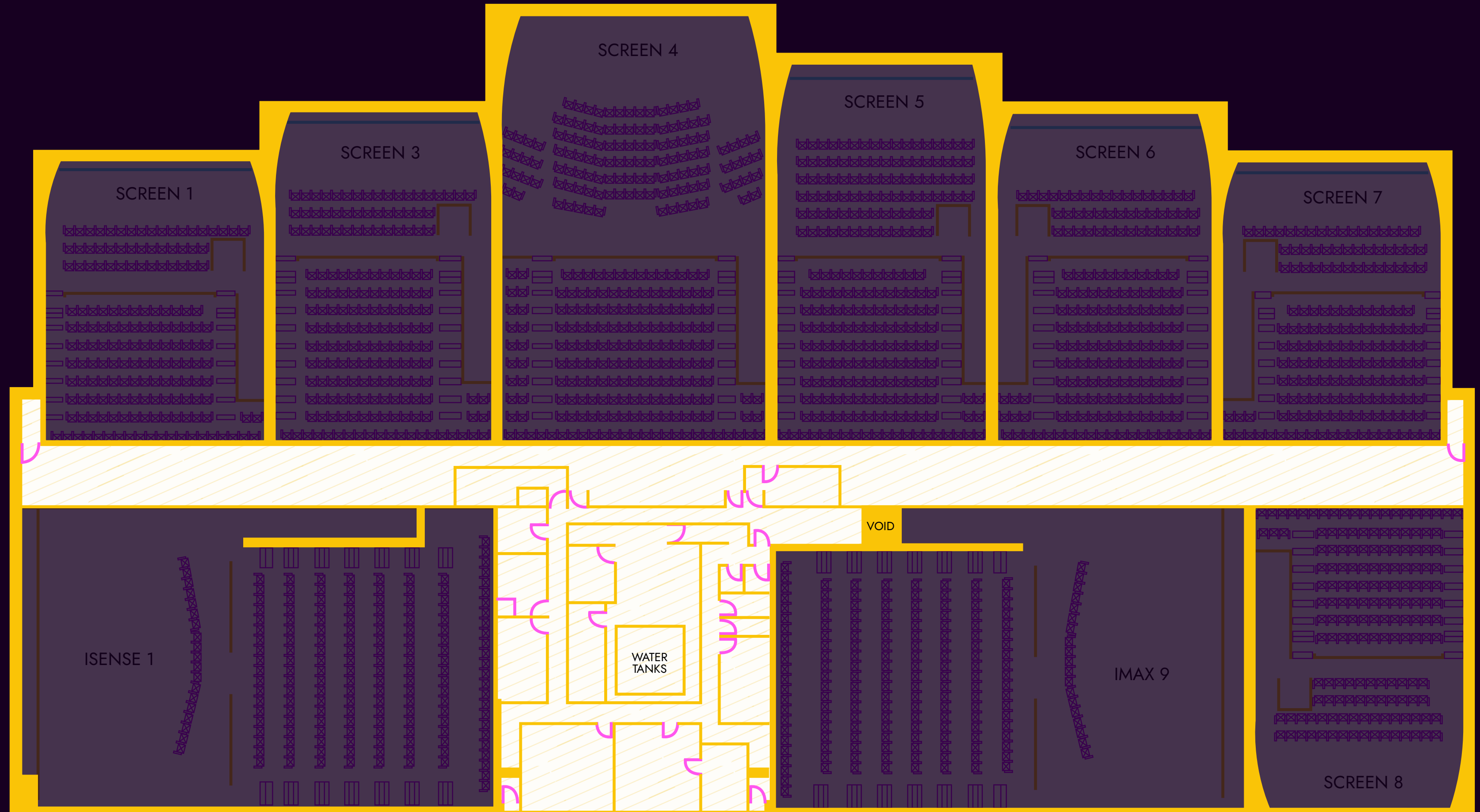
Surveyed by Colliers, Project & Building Consultancy.



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FIRST FLOOR

DATAROOM

odeondataroom.com

TITLE

Long leasehold, details available in the dataroom.

BER



BER Number: 800987554
Energy Performance Indicator: 618.7 kWh/m²/yr 2.52

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