



# “The Bank House”, 14 Cornmarket, Merchants Quay

Dublin 8

For Sale by Private Treaty - RETAIL INVESTMENT OPPORTUNITY (Tenant not Affected)

savills



Landmark city centre retail investment opportunity



Leased to Würth Ireland Ltd which is a wholly owned subsidiary of the German retail group Würth GmbH



The subject property presents in exceptional condition with feature glazing, double height floor to ceiling and exquisite rose cornice detail



[www.Würth.ie](http://www.Würth.ie)



The Thomas Street district is currently undergoing a rejuvenation with a host of new commercial developments including hotels and student accommodation



Highly accessible city centre location



Ample on street car and bicycle parking available



Strong tourist location given the close proximity to Christchurch and Guinness Store House



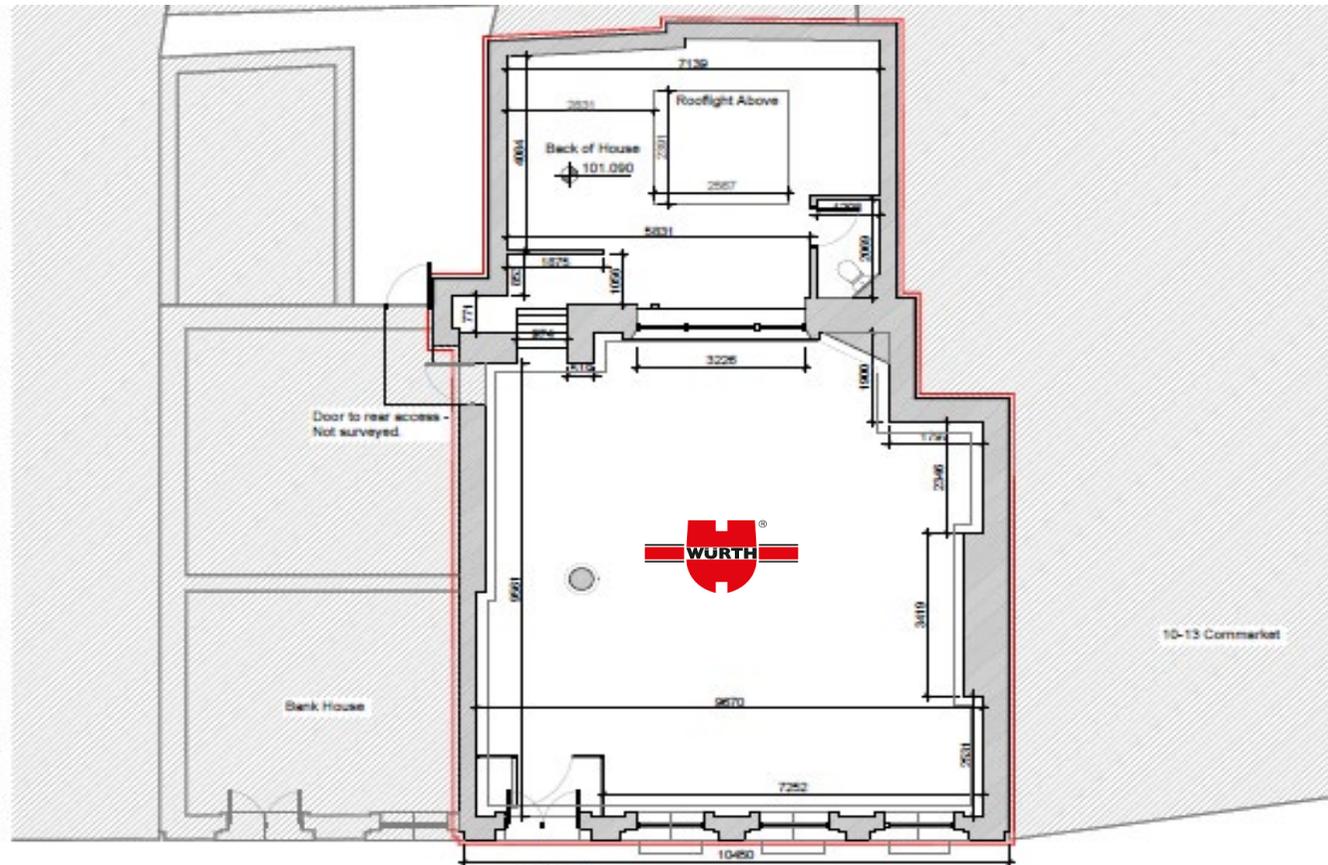
## ACCOMMODATION

	SQ. FT	SQ. M (GIA)
Ground Floor Unit (Including Rear Store Area & WC)	1,420	132
<i>(Floor area quoted is approximate, all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor area provided)</i>		



## TENANCY DETAILS

<b>Tenant:</b>	Würth Ireland Ltd	<b>Rent Review:</b>	5 yearly to open market
<b>Passing Rent:</b>	€50,000 per annum	<b>Use:</b>	Retail Showroom
<b>Lease Term:</b>	10 years from 1 <sup>st</sup> August 2019	<b>Outgoings:</b>	Tenant responsible for insurance, rates and service charge
<b>Tenant Break Clause:</b>	Expiry year 5 of the term	<b>Tenant Repair Obligation:</b>	Internal repair and shop front.



Floor plan for identification purposes (Not to Scale)  
All parties are specifically requested to satisfy themselves as to the accuracy of the areas provided

