



ST.
STEPHEN'S
GREEN
DUBLIN 2

FOR SALE | BY PRIVATE TREATY (TENANT NOT AFFECTED)



HIGH PROFILE RETAIL INVESTMENT OPPORTUNITY ADJACENT
TO GRAFTON STREET, DUBLIN'S PREMIER SHOPPING STREET

BER Exempt

INVESTMENT SUMMARY



High profile retail investment



Significant footfall adjacent to Dublin's premier shopping street





Passing rent
of €190,000
per annum



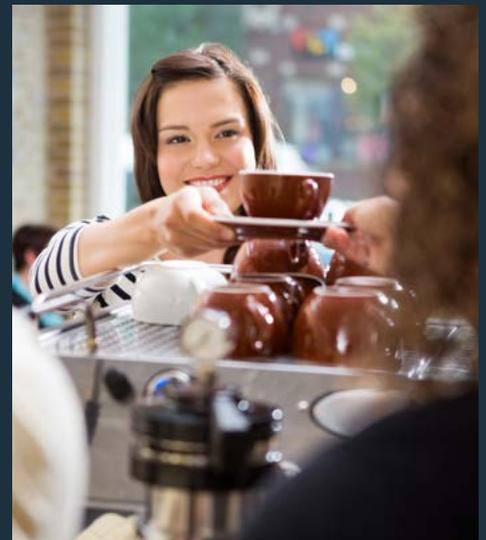
297.48 sq. m.
(3,202 sq. ft.) NIA
over 5 floors

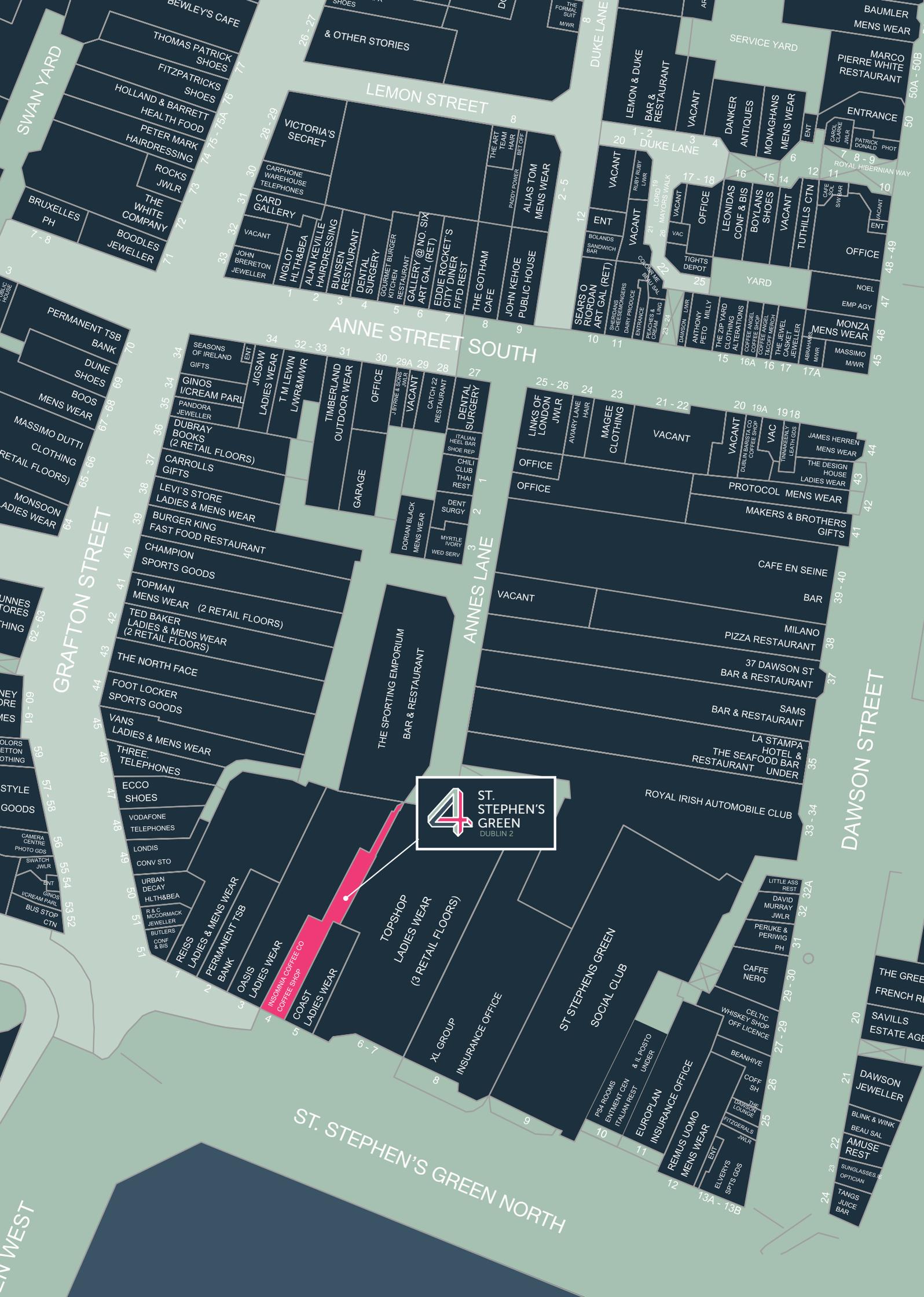


Ground floor and
basement benefit
from food use



Held under single
lease with upper
floors sub let





4 ST. STEPHEN'S GREEN
DUBLIN 2

ST. STEPHEN'S GREEN NORTH

GRAFTON STREET

ANNE STREET SOUTH

ANNES LANE

DAWSON STREET

LEMON STREET

DUKE LANE

LEMON & DUKE BAR & RESTAURANT

SERVICE YARD

BAUMLER MENS WEAR

MARCO PIERRE WHITE RESTAURANT

ENTRANCE

PATRICK DONALD PHOT

ROYAL HIBERNIAN WAY

OFFICE

NOEL

EMP AGY

MONZA MENS WEAR

MASSIMO M/WR

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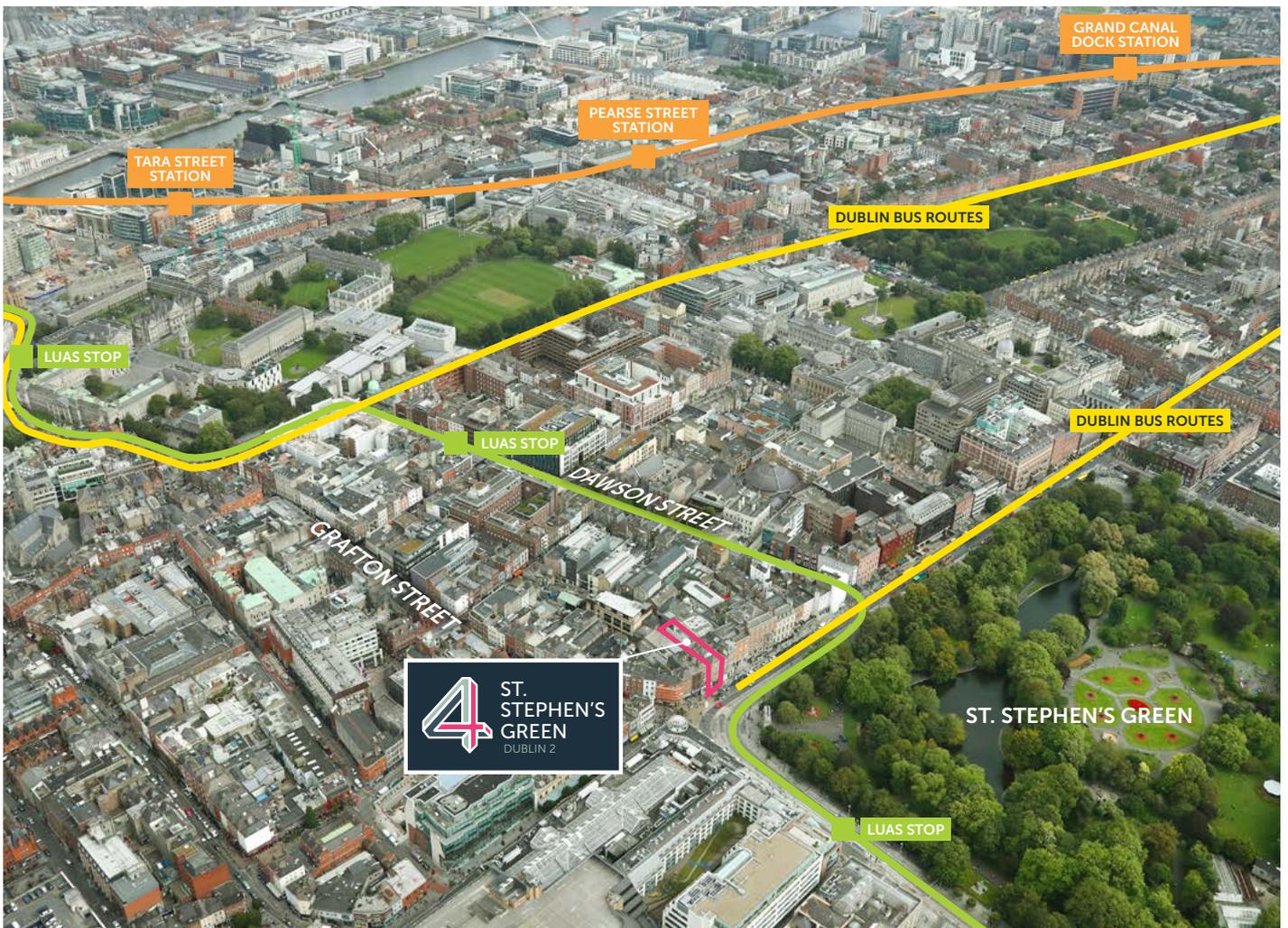
LOCATION

STRATEGICALLY LOCATED ON THE NORTHERN SIDE OF ST. STEPHEN'S GREEN, ADJACENT TO GRAFTON STREET, DUBLIN'S PREMIER SHOPPING STREET.

High profile with a significant footfall passing daily.

Surrounded by all the city's amenities, offering an excellent choice of bars, cafés, restaurants and shopping facilities.

Well served by public transport. The Green LUAS line stop at St. Stephen's Green is directly in front of the property, providing a connection between Dublin City Centre and both north and south suburbs. The nearest DART station is a 10 minute walk away at Pearse Station. There are also a number of high frequency bus routes nearby.



DESCRIPTION

4 St. Stephen's Green is a high quality four storey over basement level mid terrace Georgian property. The ground floor and basement are in retail use trading as Insomnia Coffee shop. The three upper levels are in office use throughout, finished to a high standard, and have the benefit of separate access directly from St. Stephen's Green.

The retail unit is fully fitted to a high standard by the tenant with main seating area, service area and kitchen at ground floor level with ancillary storage and toilet facilities at basement level. The upper floor offices were refurbished to a high standard. Specification includes carpeted floors, electric storage heaters and perimeter trunking with CAT 5 data cabling.



TENANCY

The property is held under a single lease to Insomnia Ltd. for 35 years from 29th September 1988. The 2018 rent review was recently agreed at an increased level of €190,000 per annum. The main tenant operates the coffee shop under the Insomnia brand.

The first and second floors are sublet to United Interactive Marketing Ltd t/a Trinity Marketing Group. The tenant and subtenants are not affected by this investment sale.

ACCOMMODATION SCHEDULE

Floor	Use	NIA Sq.m	NIA sq.ft
Basement	Ancillary	31.55	340
Ground Floor	Café	118.98	1,281
First Floor	Office	51.28	552
Second Floor	Office	51.13	550
Third Floor	Office	44.54	479
Total		297.48	3,202

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence.





ST.
STEPHEN'S
GREEN
DUBLIN 2

AGENT



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BER: Exempt

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